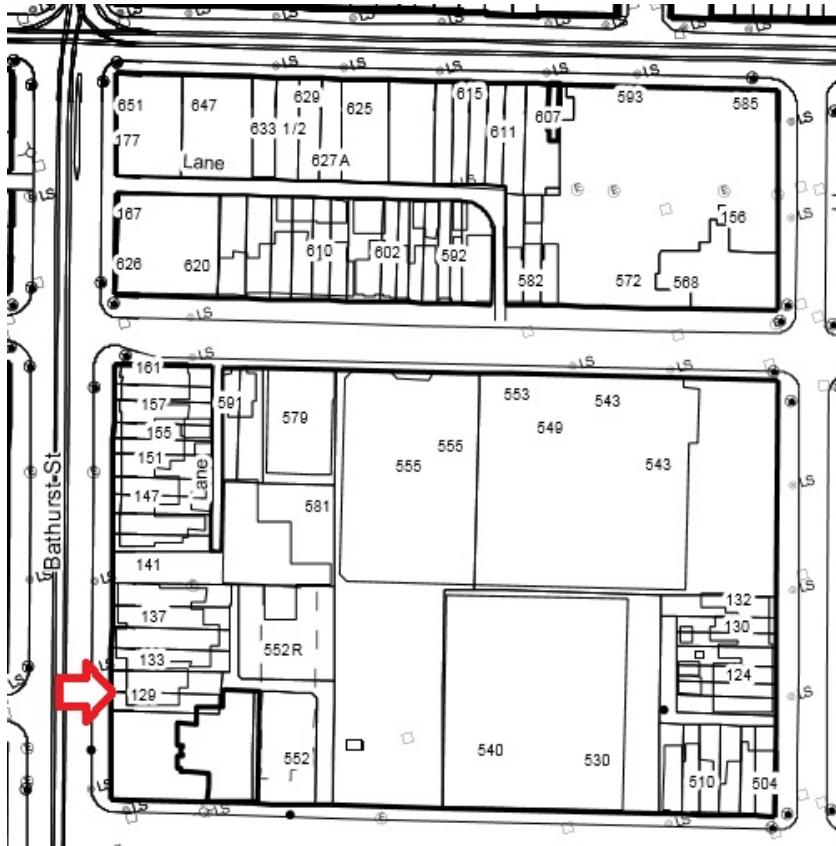


KING-SPADINA PROPERTIES (STREETS B-M)

Location maps, photographs and Statements of Significance (Reasons for Inclusion) are provided for the following addresses on Bathurst Street, Brant Street, Camden Street, Duncan Street, John Street and Maud Street in King-Spadina:

129-131 Bathurst Street
133-135 Bathurst Street
137-139 Bathurst Street
141 Bathurst Street
159-161 Bathurst Street
25 Brant Street
8 Camden Street
12 Camden Street
18 Camden Street
20 Camden Street
35 Camden Street
38 Camden Street
45 Camden Street
47 Camden Street
19 Charlotte Street
11 Duncan Street
30 Duncan Street
122 John Street
133 John Street
20 Maud Street

LOCATION MAP AND PHOTOGRAPH: 129-131 BATHURST STREET



STATEMENT OF SIGNIFICANCE: 129 AND 131 Bathurst Street (REASONS FOR INCLUSION)

The properties at 129 and 131 Bathurst Street are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 129 and 131 Bathurst Street are located in the proposed King-Spadina Heritage Conservation District (HCD), and are identified as contributing properties in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the east side of the street, between Adelaide and Richmond streets, the properties at 129 and 131 Bathurst Street contain a pair of semi-detached house form buildings dating to 1890 in the King Spadina HCD Plan (2017).

Statement of Significance

The properties at 129 and 131 Bathurst Street have cultural heritage value for the design of the residential building associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The semi-detached houses represent a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject properties survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The buildings at 129 and 131 Bathurst Street are distinguished by their well-crafted late Victorian design, particularly the decorative brickwork.

Contextually, the properties at 129 and 131 Bathurst Street are valued for the role of the residential buildings in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The semi-detached houses at 129 and 131 Bathurst Street are historically, visually and physically linked to their setting on the west edge of the King-Spadina neighbourhood where they anchor the south end of a group of surviving late-19th century house form buildings.

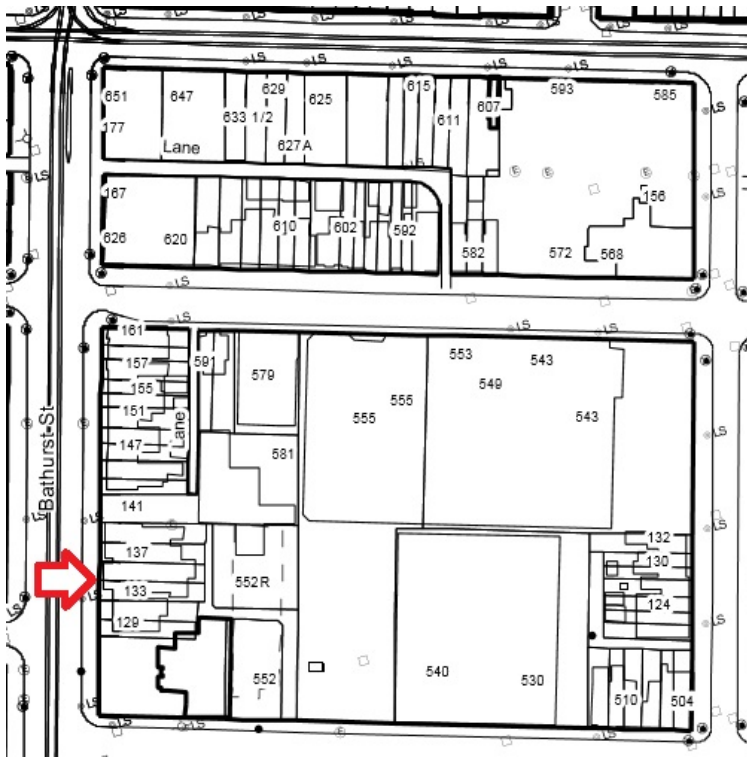
Heritage Attributes

The heritage attributes of the buildings at 129 and 131 Bathurst Street are:

- The setback, placement and orientation of the pair of buildings on the east side of the street between Adelaide and Richmond streets
- The scale, form and massing of the 2½-storey rectangular-shaped plans above the stone bases with the window openings (north and south)
- The west roofline with the corbelled brick
- The materials, with the brick cladding and the brick, stone and wood detailing (the brickwork has been painted)
- The principal (west) elevations, which are organized as mirror images with the main entrances placed side-by-side in round-arched surrounds with transoms and panelled wood doors with glass inserts
- On the west elevations, the single oversized round-arched window openings in the first storey of each unit, the paired and single round-arched window openings in the second stories, the window surrounds with the corbelled brickwork, and the continuous stone sills
- On the north and south side elevations, which are viewed from Bathurst Street, the segmental-arched window openings with the brick flat arches and the stone sills

Note: No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH: 133-135 BATHURST STREET



STATEMENT OF SIGNIFICANCE: 133 AND 135 Bathurst Street (REASONS FOR INCLUSION)

The properties at 133 and 135 Bathurst Street are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 133 and 135 Bathurst Street are located in the proposed King-Spadina Heritage Conservation District (HCD), and are identified as contributing properties in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the east side of the street, between Adelaide and Richmond streets, the properties at 133 and 135 Bathurst Street contain a pair of semi-detached house form buildings dating to 1890 in the King Spadina HCD Plan (2017).

Statement of Significance

The properties at 133 and 135 Bathurst Street have cultural heritage value for their design as residential buildings with Gothic Revival styling associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The semi-detached houses represent a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject properties survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The buildings at 133 and 135 Bathurst Street are distinguished by their well-crafted Gothic Revival design, particularly the prototypical pointed-arch windows and the decorative brickwork.

Contextually, the properties at 133 and 135 Bathurst Street are valued for the role of the residential buildings in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The semi-detached houses at 133 and 135 Bathurst Street are historically, visually and physically linked to their setting on the west edge of the King-Spadina neighbourhood where they are part of a group of surviving late-19th century house form buildings.

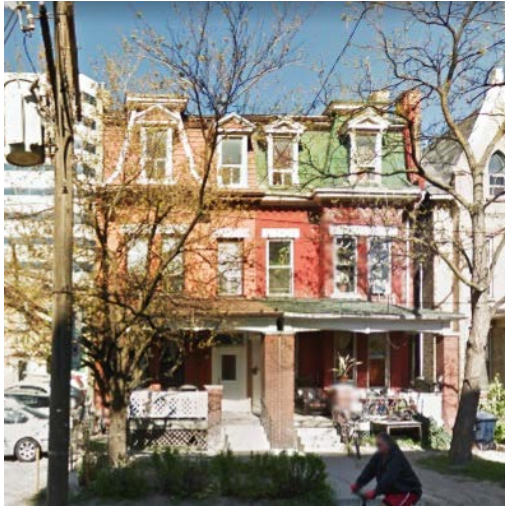
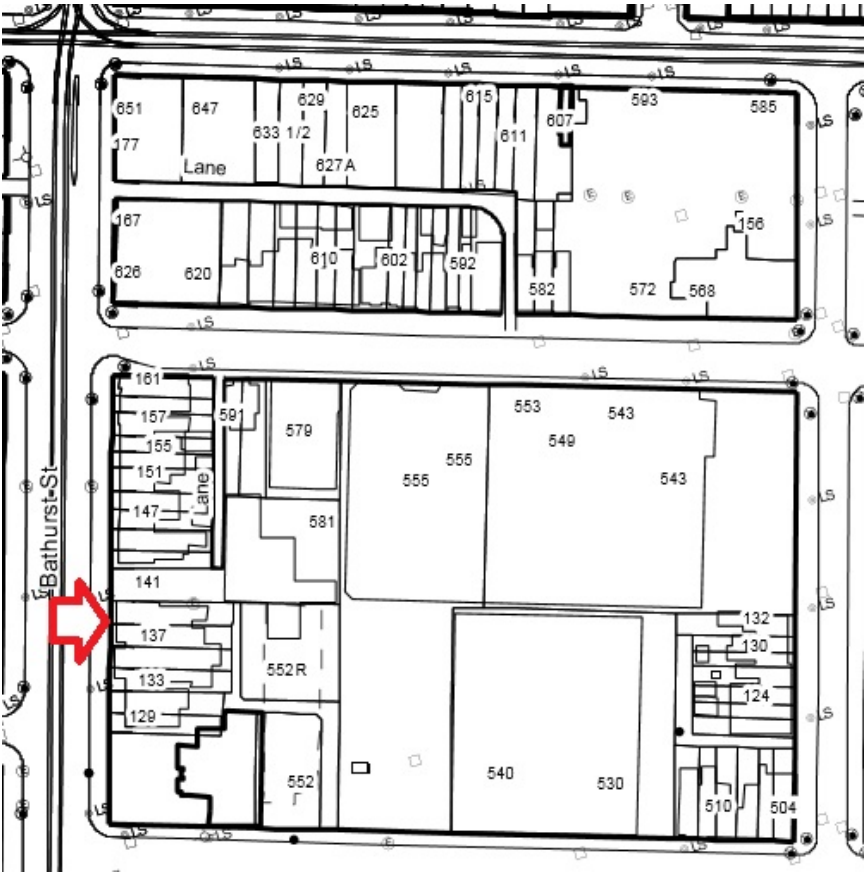
Heritage Attributes

The heritage attributes of the buildings at 133 and 135 Bathurst Street are:

- The setback, placement and orientation of the pair of buildings on the east side of the street between Adelaide and Richmond streets
- The scale, form and massing of the 2½-storey rectangular-shaped plans
- The cross-gable roofs with the hipped gable dormers with the wood detailing in the centre of the west slope, the pair of gables with the wood detailing on the west slope, and the brick corbelling beneath the west roofline
- The materials, with the buff brick cladding and the brick, stone and wood detailing
- The principal (west) elevations, which are organized as mirror images with the main entrances placed side-by-side in flat-headed surrounds and protected by an open verandah with classical detailing
- On the west elevations, flanking the entrances, the three-storey bay windows with the flat-headed openings with the stone lintels and sills in the first and second stories and the single pointed-arch openings with the brick detailing in the attic levels

Note: The north and south side elevations are viewed from Bathurst Street. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH: 137-139 BATHURST STREET



2015 Photograph (right): www.google.ca/maps

STATEMENT OF SIGNIFICANCE: 137 AND 139 Bathurst Street (REASONS FOR INCLUSION)

The properties at 137 and 139 Bathurst Street are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 137 and 139 Bathurst Street are located in the proposed King-Spadina Heritage Conservation District (HCD), and are identified as contributing properties in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the east side of the street, between Adelaide and Richmond streets, the properties at 137 and 139 Bathurst Street contain a pair of semi-detached house form buildings dating to 1890 in the King Spadina HCD Plan (2017).

Statement of Significance

The properties at 137 and 139 Bathurst Street have cultural heritage value for their design as residential buildings with Second Empire styling associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The semi-detached houses represent a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject properties survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The buildings are distinguished by their well-crafted Second Empire design, particularly the prototypical mansard roofs with the pedimented dormers.

Contextually, the properties at 137 and 139 Bathurst Street are valued for the role of the residential buildings in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The semi-detached houses at 137 and 139 Bathurst Street are historically, visually and physically linked to their setting on the west edge of the King-Spadina neighbourhood where they anchor the north end of a group of surviving late-19th century house form buildings.

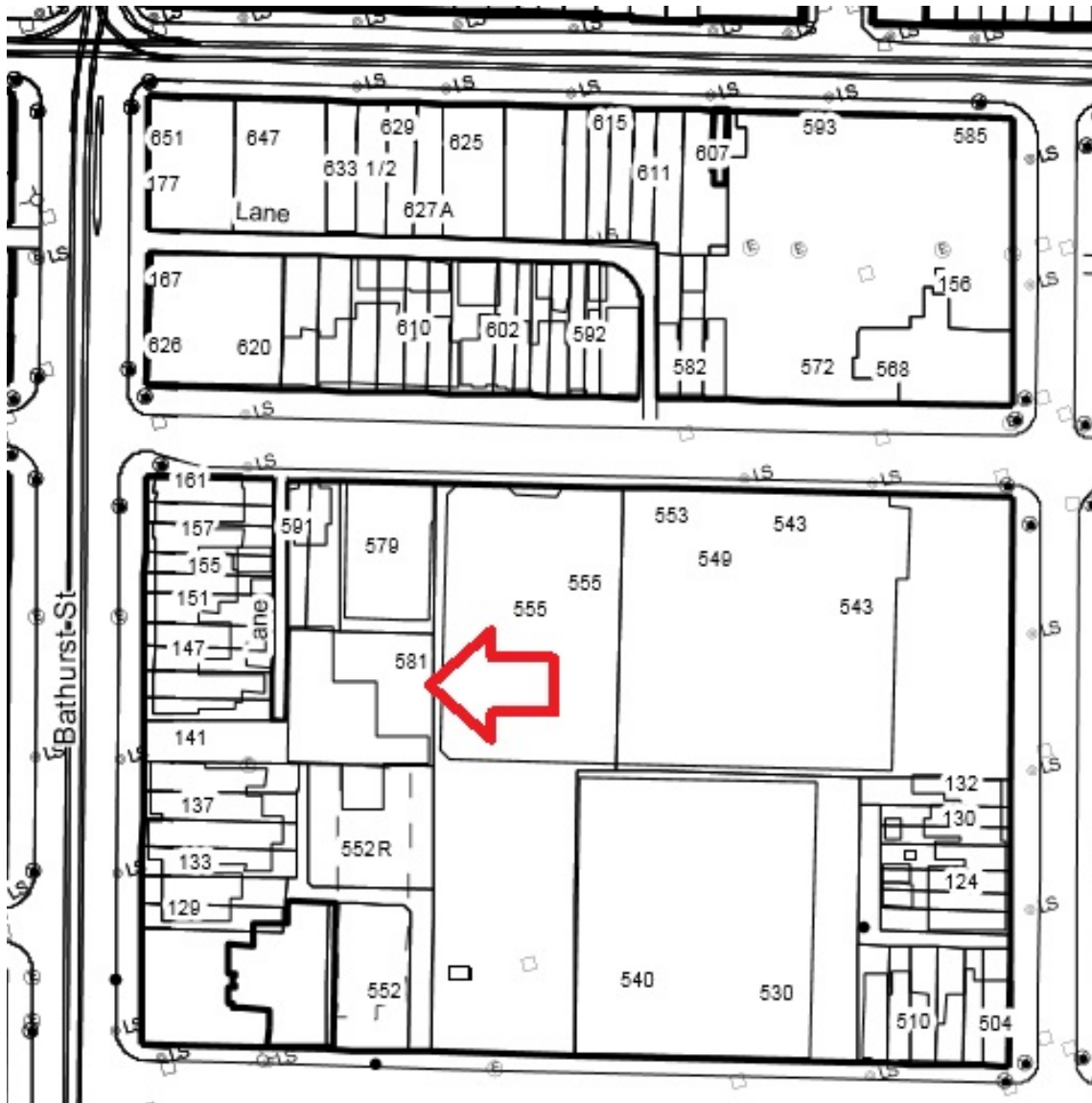
Heritage Attributes

The heritage attributes of the buildings at 137 and 139 Bathurst Street are:

- The setback, placement and orientation of the pair of buildings on the east side of the street between Adelaide and Richmond streets
- The scale, form and massing of the 2½-storey rectangular-shaped plans
- The mansard roofs with the pedimented dormers on the south slopes
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The principal (west) elevations, which are organized as mirror images with the main entrances placed side-by-side in flat-headed surrounds and protected by an open verandah with classical detailing (the verandah has been altered)
- On the west elevations, flanking the entrances and in the second-storey, the flat-headed window openings with the stone lintels and sills

Note: The north and south side elevations are viewed from Bathurst Street and have no heritage attributes. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH: 141 BATHURST STREET
(INCLUDING 581 RICHMOND STREET WEST)



Aerial Photograph (right): www.bing.com/maps (north is on the left)

STATEMENT OF SIGNIFICANCE: 141 BATHURST STREET (REASONS FOR INCLUSION)

The property at 141 Bathurst Street (including the entrance address at 581 Richmond Street West) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 141 Bathurst Street is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the east side of the street at the east end of the property, 141 Bathurst Street contains a two-storey commercial building dating to 1910 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 141 Bathurst Street has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The commercial building at 141 Bathurst Street is distinguished by its classical design, particularly the detailing on the west elevation with the brick entrance surround and the half-length piers.

Contextually, the property at 141 Bathurst Street is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 141 Bathurst Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where, in its location on the interior of the block southeast of Richmond Street West behind the adjoining house form buildings, it represents the evolution of the area during the early 20th century.

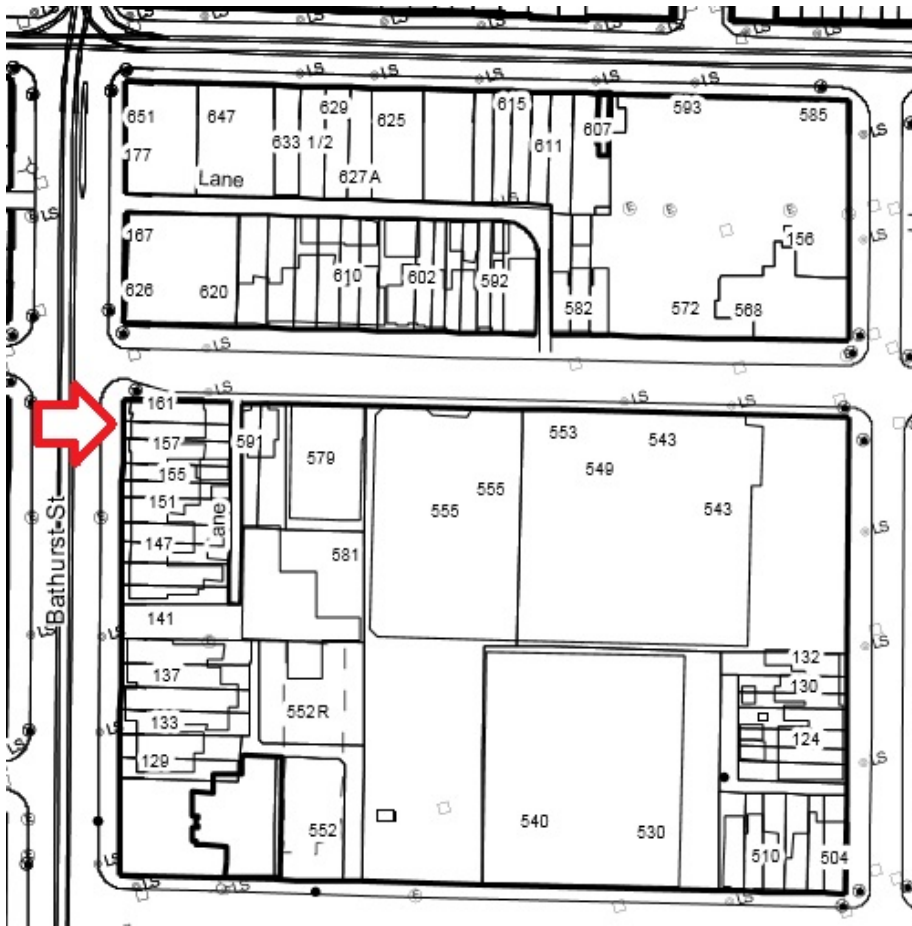
Heritage Attributes

The heritage attributes of the building at 141 Bathurst Street are:

- The setback, placement and orientation of the building on the east side of Bathurst Street where it is found at the east end of the property with access from Bathurst and Richmond streets
- The scale, form and massing of the two-storey L-shaped plan
- The flat roofline
- The materials, with the buff brick cladding and the brick and stone detailing
- On the principal (west) elevation, which extends 12 bays, the symmetrical placement of the tall segmental-arched window openings with the brick flat arches and the stone sills between the half-piers, and the main entrance, which is placed in a round-arched surround in the third bay from the south end (the door has been replaced)
- The north elevation, which is viewed from Richmond Street West, has segmental-arched openings

Note: the south side elevation is concealed by the neighbouring building. No heritage attributes are identified on the rear (east) elevations of the L-shaped plan.

LOCATION MAP AND PHOTOGRAPH: 159-161 BATHURST STREET



2005 Photograph (right): Heritage Preservation Services

STATEMENT OF SIGNIFICANCE: 159 AND 161 Bathurst Street (REASONS FOR INCLUSION)

The properties at 159 and 161 Bathurst Street are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 159 and 161 Bathurst Street are located in the proposed King-Spadina Heritage Conservation District (HCD), and are identified as contributing properties in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the southeast corner of Richmond Street West, the properties at 159 and 161 Bathurst Street contain a pair of semi-detached house form buildings dating to 1870 in the King Spadina HCD Plan (2017).

Statement of Significance

The properties at 159 and 161 Bathurst Street have cultural heritage value for their design as residential buildings associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The semi-detached houses represent a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject properties survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The buildings at 159 and 161 Bathurst Street are distinguished by their late Victorian design, particularly the bay windows with the multi-sided roofs and the decorative brickwork.

Contextually, the properties at 159 and 161 Bathurst Street are valued for the role of the residential buildings in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

As surviving 19th century residential buildings, the semi-detached houses at 159 and 161 Bathurst Street are historically, visually and physically linked to their setting at the west edge of the King-Spadina neighbourhood where they anchor the corner of Richmond Street West.

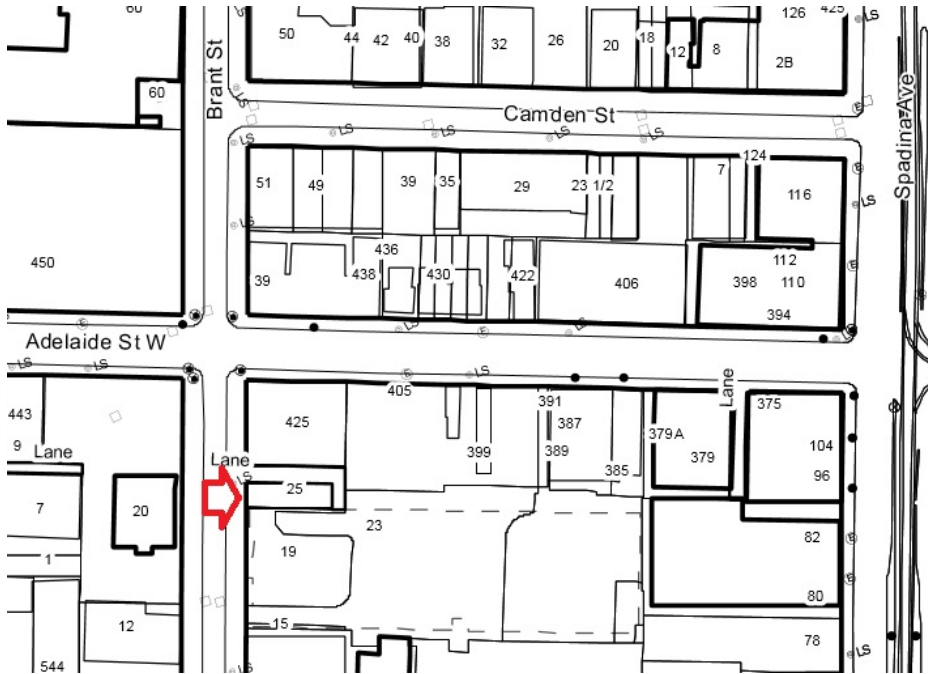
Heritage Attributes

The heritage attributes of the buildings at 159 and 161 Bathurst Street are:

- The setback, placement and orientation of the pair of buildings on the southeast corner of Bathurst and Richmond streets
- The scale, form and massing of the 2½-storey rectangular-shaped plans
- The gable roof with the returned eaves with the decorative woodwork (north and south) and the bay windows with the multi-sided roofs (west)
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The principal (west) elevations, which are organized as mirror images with the main entrances placed side-by-side in flat-headed surrounds with transoms (the entrance on 161 Bathurst has been altered and the doors have been replaced on both units)
- On the west elevations, the two-storey bay windows flanking the entrances, the single segmental-arched window openings in the second storey (the opening on 159 Bathurst has been bricked in), and the brick flat arches and stone sills
- On the north and south side elevations, the segmental-arched window openings with the brick and stone detailing

Note: While viewed from Richmond Street West, no heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH: 25 BRANT STREET



STATEMENT OF SIGNIFICANCE: 25 BRANT STREET (REASONS FOR INCLUSION)

The property at 25 Brant Street (including the entrance address at 210 Adelaide Street West) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 25 Brant Street is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between Simcoe and Duncan streets, the property at 25 Brant Street contains a three-storey commercial building dating to 1923 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 25 Brant Street has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 25 Brant Street is distinguished by its simple classical design with the quoins, labels and cornice.

Contextually, the property at 25 Brant Street is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 25 Brant Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it faces the Brant Street Public School (1926), a recognized heritage property at 20 Brant Street.

Heritage Attributes

The heritage attributes of the building at 25 Brant Street are:

- The setback, placement and orientation of the building on the east side of Brant Street, south of Adelaide Street West
- The scale, form and massing of the three-storey rectangular-shaped plan

- The flat roofline with the cornice
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (west) elevation, which is organized into three bays with the main entrance placed in a flat-headed surround in the right (south) bay
- The fenestration on the west elevation, with the flat-headed window openings with the stone lintels and sills in each storey
- The north side elevation, which is viewed from Brant Street, with the brick quoins, the white brick cladding and the flat-headed window openings

Note: the south side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (east) elevation.

LOCATION MAP AND PHOTOGRAPH: 8 CAMDEN STREET



2014 Photograph (right): www.google.ca/maps

STATEMENT OF SIGNIFICANCE: 8 CAMDEN STREET (REASONS FOR INCLUSION)

The property at 8 Camden Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 8 Camden Street is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between Spadina Avenue and Brant Street, the property at 8 Camden Street contains a two-storey commercial building dating to 1950 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 8 Camden Street has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 8 Camden Street is distinguished by its Mid-Century Modern design, particularly the balance of solids and voids with the recessed entrance and the placement of the oversized window openings.

Contextually, the property at 8 Camden Street is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 8 Camden Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it contributes to the important collection of Mid-Century Modern buildings that identify the street as a special thoroughfare in the community.

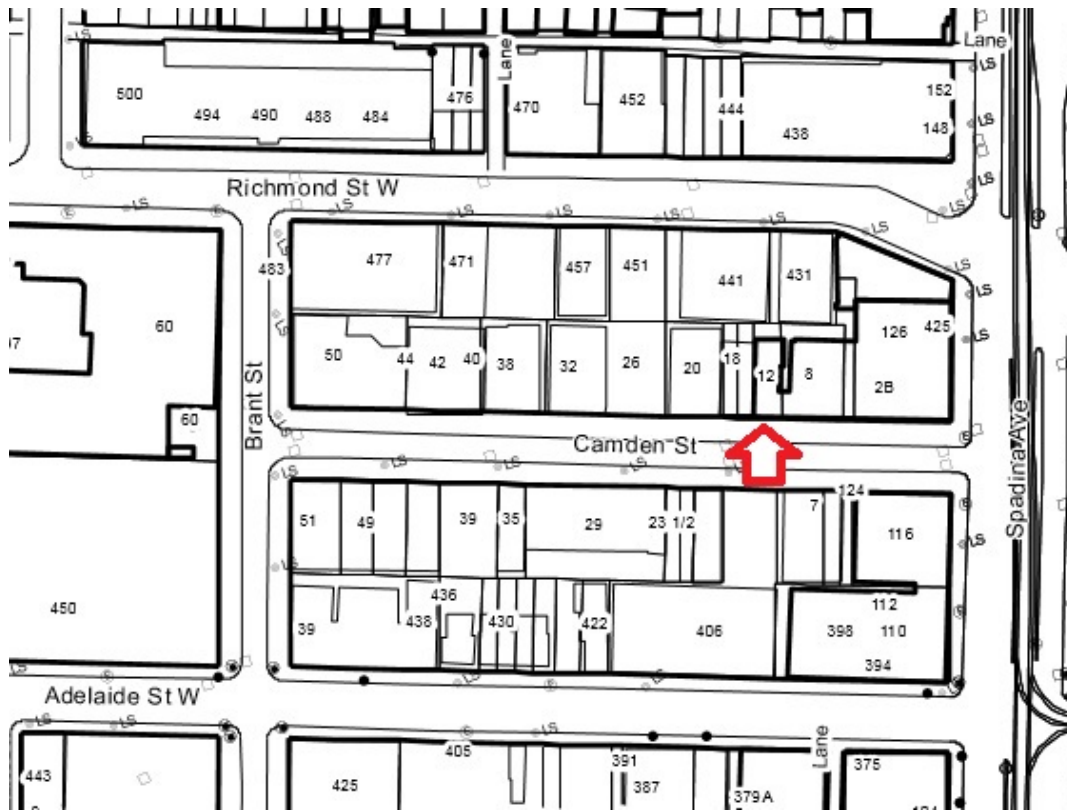
Heritage Attributes

The heritage attributes of the building at 8 Camden Street are:

- The setback, placement and orientation of the building on the north side of the street between Spadina Avenue and Brant Street
- The scale, form and massing of the two-storey building with the rectangular-shaped plan above the raised base with the strip or ribbon windows with the stone labels and sills
- The flat roofline
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (south) elevation, which is organized into three bays, where the central entrance is placed in a flat-headed surround with metal doors and transoms
- The fenestration on the south elevation, with the flat-headed windows openings with the stone lintels and sills
- The east side elevation, which is viewed from Camden Street and has symmetrically-placed flat-headed window openings

Note: The west side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (north) elevation.

LOCATION MAP AND PHOTOGRAPH: 12 CAMDEN STREET



2014 Photograph (right): www.google.ca/maps

STATEMENT OF SIGNIFICANCE: 12 CAMDEN STREET (REASONS FOR INCLUSION)

The property at 12 Camden Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 12 Camden Street is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between Spadina Avenue and Brant Street, the property at 12 Camden Street contains a two-storey commercial building dating to 1950 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 12 Camden Street has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 12 Camden Street is distinguished by its Mid-Century Modern design, particularly the mixture of solids and voids with the recessed entrance and the vertical and horizontal placement of the oversized window openings.

Contextually, the property at 12 Camden Street is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 12 Camden Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it contributes to the important collection of Mid-Century Modern buildings that identify the street as a special thoroughfare in the community.

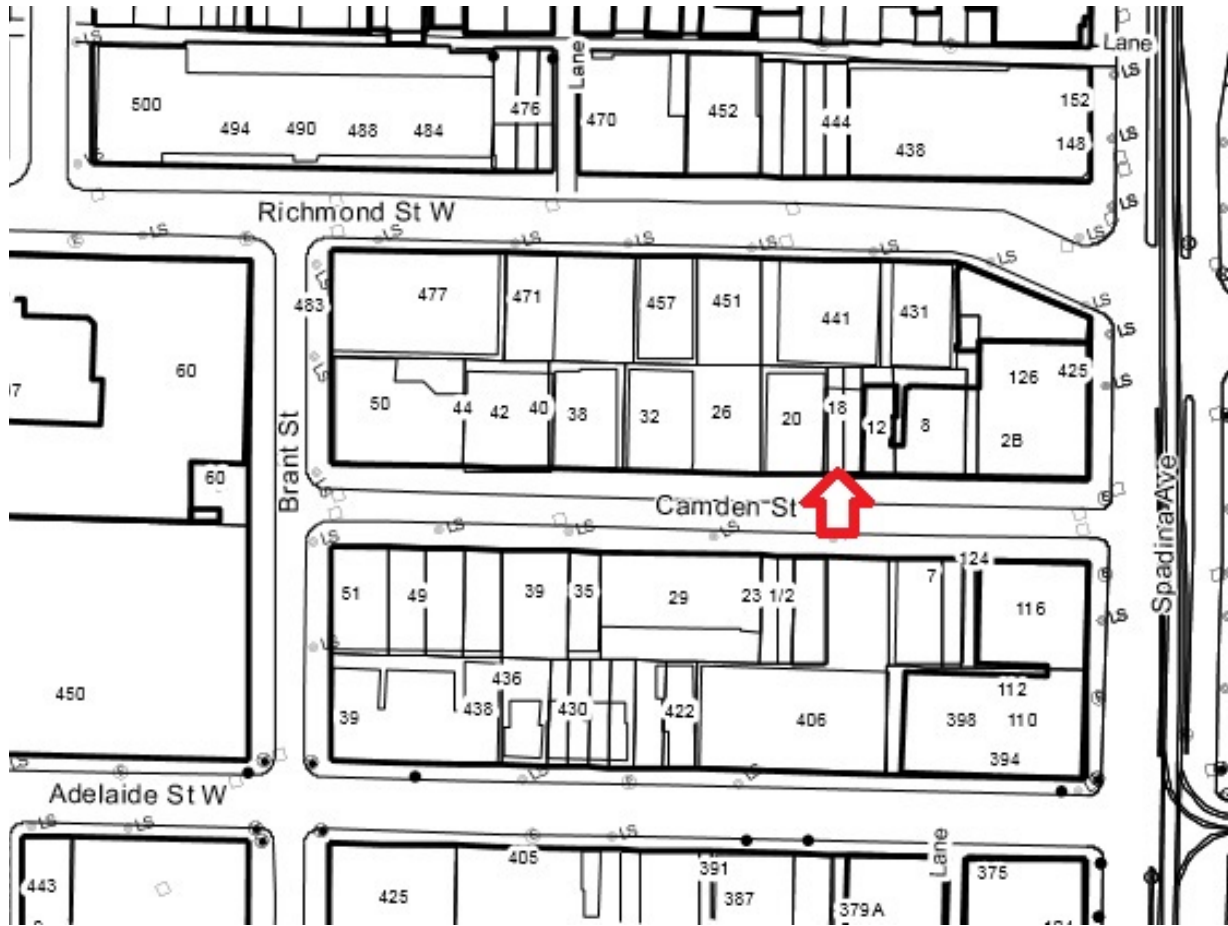
Heritage Attributes

The heritage attributes of the building at 12 Camden Street are:

- The setback, placement and orientation of the building on the north side of the street between Spadina Avenue and Brant Street
- The scale, form and massing of the two-storey building with the rectangular-shaped plan above the raised base with the extended flat-headed window opening in the right (east) bay
- The flat roofline with the brick piers on the southeast and southwest corners
- The materials, with the buff brick cladding and the brick and stone detailing
- The principal (south) elevation, which is organized into two bays, with the recessed entrance in the left (west) bay with a metal door, transom and sidelights
- The fenestration on the south elevation, with the flat-headed windows openings, both horizontal and vertical and containing multi-pane windows, and the pebbled spandrels

Note: The east and west side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (north) elevation.

LOCATION MAP AND PHOTOGRAPH: 18 CAMDEN STREET



2009 Photograph (right): www.google.ca/maps

STATEMENT OF SIGNIFICANCE: 18 Camden Street (REASONS FOR INCLUSION)

The property at 18 Camden Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under contextual value, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 18 Camden Street is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between Spadina Avenue and Brant Street, the property at 18 Camden Street contains a two-storey house form building dating to 1900 in the King-Spadina Heritage Conservation District Plan (2017).

Statement of Significance

Contextually, the property at 18 Camden Street is valued for the role of the residential building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

As a surviving 19th century residential building, the detached house at 18 Camden Street is historically, visually and physically linked to its setting on the north side of the street where it is the only surviving residential building on the north side of the street that is otherwise filled with low-rise detached commercial buildings dating to the 1950s with Mid-Century Modern styling.

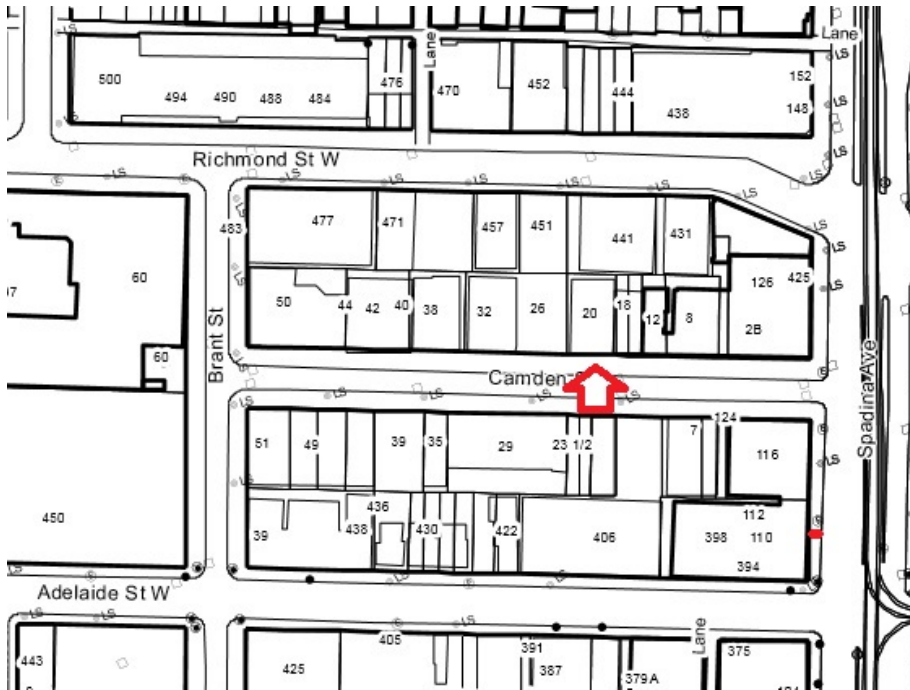
Heritage Attributes:

The heritage attributes of the building at 18 Camden Street are:

- The setback, placement and orientation of the building on the north side of the street
- The scale, form and massing of the two-storey rectangular-shaped plan
- The gable roof

Note: No heritage attributes are found on the side (east and west) and rear (north) elevations.

LOCATION MAP AND PHOTOGRAPH: 20 CAMDEN STREET



STATEMENT OF SIGNIFICANCE: 20 CAMDEN STREET (REASONS FOR INCLUSION)

The property at 20 Camden Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 20 Camden Street is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between Spadina Avenue and Brant Street, the property at 20 Camden Street contains a three-storey commercial building dating to 1950 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 20 Camden Street has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 20 Camden Street is distinguished by its Mid-Century Modern design, particularly the balance of solids and voids, the banded brickwork, and the distinctive vertical strip window.

Contextually, the property at 20 Camden Street is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 20 Camden Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it contributes to the important collection of Mid-Century Modern buildings that identify the street as a special thoroughfare in the community.

Heritage Attributes

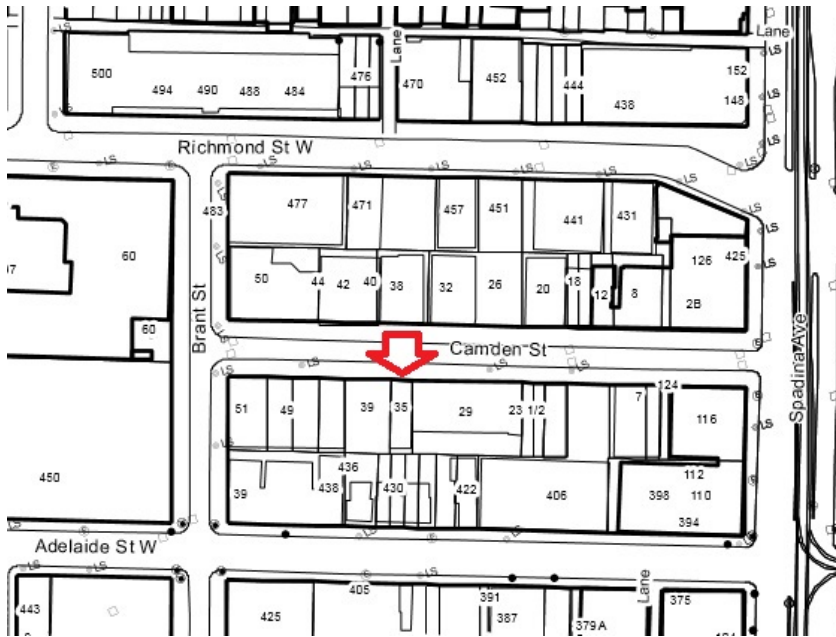
The heritage attributes of the building at 20 Camden Street are:

- The setback, placement and orientation of the building on the north side of the street between Spadina Avenue and Brant Street

- The scale, form and massing of the three-storey building with the rectangular-shaped plan
- The flat roofline
- The materials, with the red brick cladding and the brick and stone detailing, including the brick banding on the south elevation
- The principal (south) elevation, which is organized into three bays with the central frontispiece that contains the main entrance at its base (the doors have been replaced)
- On the south elevation, the fenestration with the extended vertical window opening in the frontispiece and, in the outer bays, the flat-headed openings with the stone sills that are reduced in height in the upper stories (the opening in the right (east) bay has been altered)

Note: The east side elevation with the fenestration is viewed from Camden Street. The west side elevation adjoins the neighbouring buildings. No heritage attributes are identified on the rear (north) elevation.

LOCATION MAP AND PHOTOGRAPH: 35 CAMDEN STREET



2016 Photograph (right): www.google.ca/maps

STATEMENT OF SIGNIFICANCE: 35 CAMDEN STREET (REASONS FOR INCLUSION)

The property at 35 Camden Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 35 Camden Street is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the south side of the street between Spadina Avenue and Brant Street, the property at 35 Camden Street contains a two-storey commercial building dating to 1950 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 35 Camden Street has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 35 Camden Street is distinguished by its Mid-Century Modern design, particularly the recessed entrance and the stone detailing on the window openings.

Contextually, the property at 35 Camden Street is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 35 Camden Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it contributes to the important collection of Mid-Century Modern buildings that identify the street as a special thoroughfare in the community.

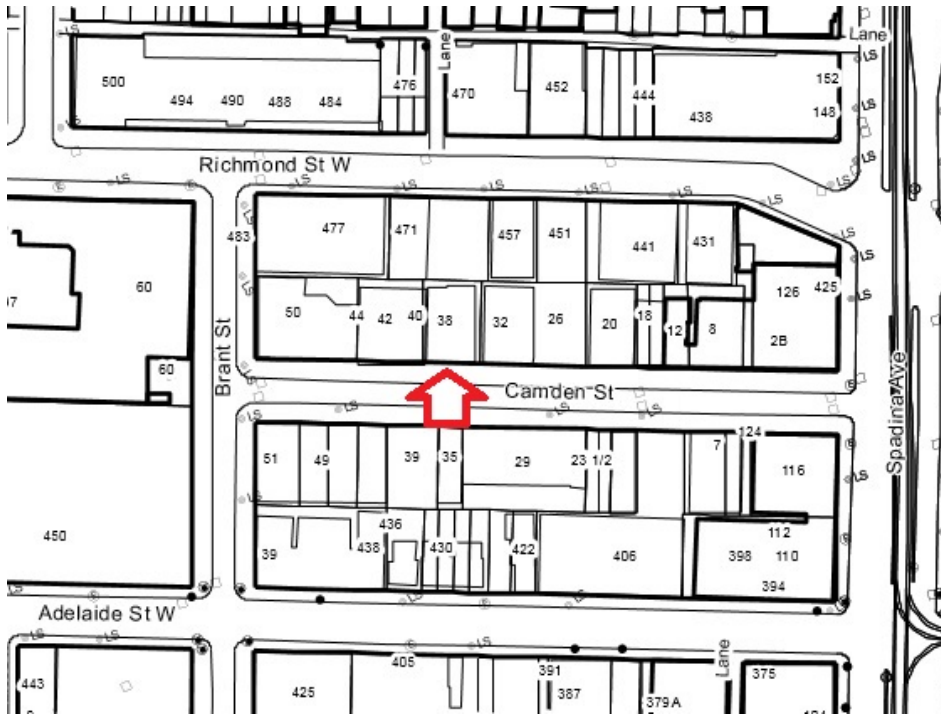
Heritage Attributes

The heritage attributes of the building at 35 Camden Street are:

- The setback, placement and orientation of the building on the south side of the street between Spadina Avenue and Brant Street
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (north) elevation, which is organized into three bays, with the main entrance placed in a flat-headed surround in the right (west) bay (the door has been replaced)
- The fenestration on the north elevation, with the flat-headed openings with the stone sills

Note: The west side elevation with the fenestration is viewed from Camden Street. The east side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (south) elevation.

LOCATION MAP AND PHOTOGRAPH: 38 CAMDEN STREET



STATEMENT OF SIGNIFICANCE: 38 CAMDEN STREET (REASONS FOR INCLUSION)

The property at 38 Camden Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 38 Camden Street is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the north side of the street between Spadina Avenue and Brant Street, the property at 38 Camden Street contains a two-storey commercial building dating to 1950 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 38 Camden Street has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 38 Camden Street is distinguished by its Mid-Century Modern design, particularly the varied fenestration with the vertical window in the centre bay flanked by recessed tiers of window openings in the outer bays.

Contextually, the property at 38 Camden Street is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 38 Camden Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it contributes to the important collection of Mid-Century Modern buildings that identify the street as a special thoroughfare in the community.

Heritage Attributes

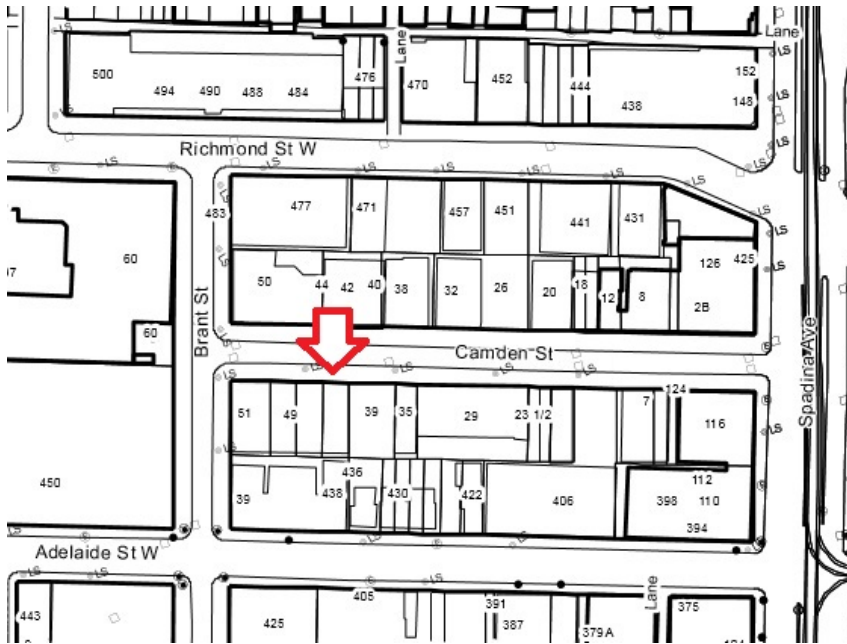
The heritage attributes of the building at 38 Camden Street are:

- The setback, placement and orientation of the building on the north side of the street between Spadina Avenue and Brant Street

- The scale, form and massing of the two-storey building with the rectangular-shaped plan above the raised base with the flat-headed window openings
- The flat roofline
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (south) elevation, which is organized into five bays with the central frontispiece where the main entrance is placed at the base
- On the south elevation, the fenestration, with the extended vertical window opening in the frontispiece and, in the outer bays, the flat-headed openings with the stone sills that are recessed with brick reveals (the spandrels have been reclad)

Note: The east side elevation with the fenestration is viewed from Camden Street. The west side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (north) elevation.

LOCATION MAP AND PHOTOGRAPH: 45 CAMDEN STREET



STATEMENT OF SIGNIFICANCE: 45 CAMDEN STREET (REASONS FOR INCLUSION)

The property at 45 Camden Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 45 Camden Street is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the south side of the street between Spadina Avenue and Brant Street, the property at 45 Camden Street contains a two-storey commercial building dating to 1950 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 45 Camden Street has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 45 Camden Street is distinguished by its Mid-Century Modern design, particularly the mixture of solids and voids with the recessed entrance and the vertical and horizontal placement of the window openings.

Contextually, the property at 45 Camden Street is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 45 Camden Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it contributes to the important collection of Mid-Century Modern buildings that identify the street as a special thoroughfare in the community.

Heritage Attributes

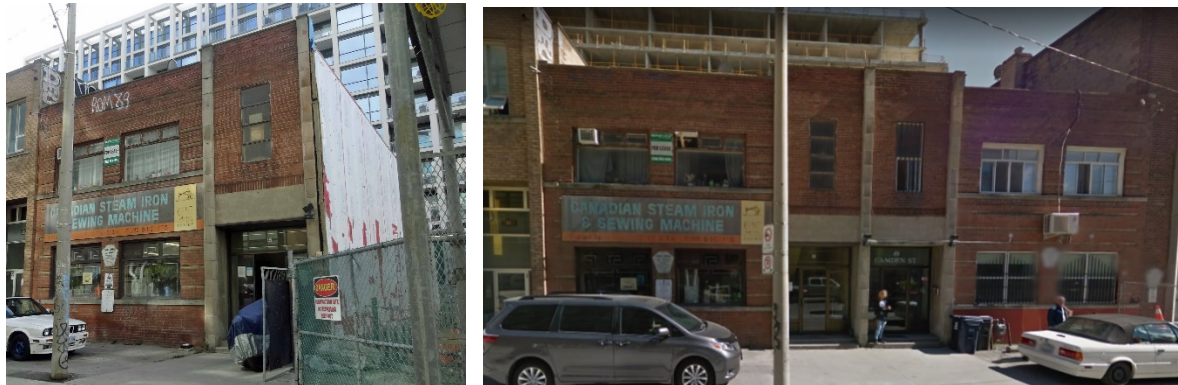
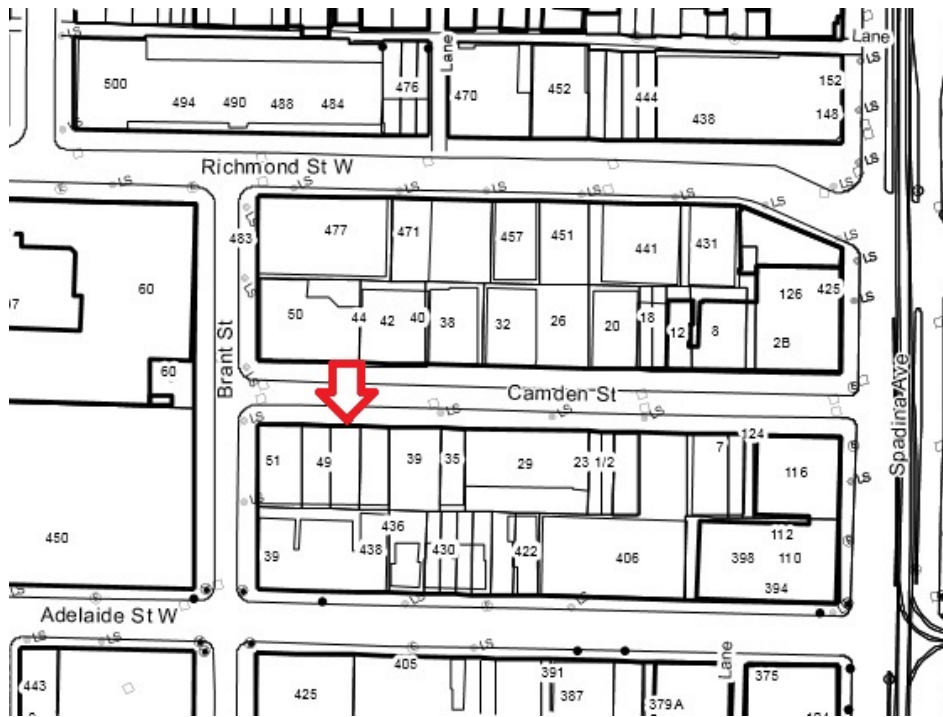
The heritage attributes of the building at 45 Camden Street are:

- The setback, placement and orientation of the building on the south side of the street between Spadina Avenue and Brant Street

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (north) elevation, which is organized into two asymmetrical bays, with the main entrance placed in a flat-headed surround with a transom in the right (west) bay (the door has been replaced)
- The fenestration on the north elevation, with the flat-headed window openings in the base and upper stories that are set in stone surrounds with mullions

Note: Viewed from Camden Street, there are no openings on the east side elevation. The west side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (south) elevation.

LOCATION MAP AND PHOTOGRAPH: 47 CAMDEN STREET



2015 Photograph (right): prior to the removal of 51 Camden Street, www.google.ca/maps

STATEMENT OF SIGNIFICANCE: 47 CAMDEN STREET (REASONS FOR INCLUSION)

The property at 47 Camden Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 47 Camden Street is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the south side of the street between Spadina Avenue and Brant Street, the property at 47 Camden Street contains a two-storey commercial building dating to 1950 in the King-Spadina HCD Plan (2017). The building at 47 Camden Street was originally the east half of the pair of adjoining structures at 47 and 51 Camden, which were designed as mirror images (51 Camden has been demolished).

Statement of Significance

The property at 47 Camden Street has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 47 Camden Street is distinguished by its Mid-Century Modern design, particularly the balance of solids and voids with the stone detailing, and the vertical and horizontal organization of the window openings.

Contextually, the property at 47 Camden Street is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 47 Camden Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it contributes to the important collection of Mid-Century Modern buildings that identify the street as a special thoroughfare in the community.

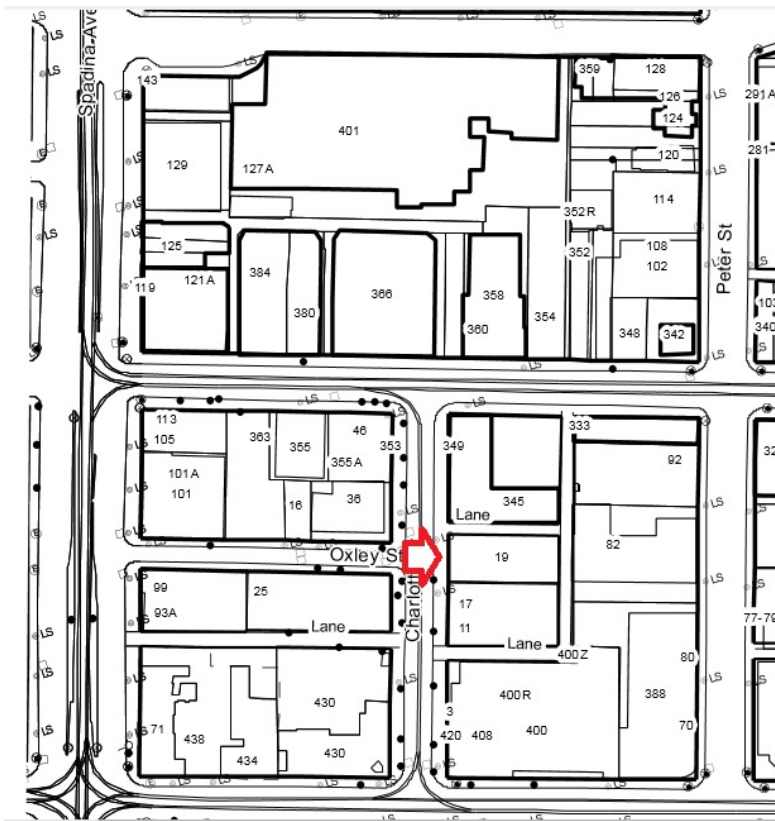
Heritage Attributes

The heritage attributes of the building at 47 Camden Street are:

- The setback, placement and orientation of the building on the south side of the street between Spadina Avenue and Brant Street
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the parapet and stone piers at the right (west) end
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (north) elevation, which is organized into two asymmetrical bays, with the main entrance recessed in a flat-headed stone surround in the right (west) bay (the door has been replaced)
- The fenestration on the north elevation, with the vertical opening above the entrance and, in the left (east) bay, the extended flat-headed window openings with the brick mullions and the continuous stone sills

Note: The east side elevation adjoins the neighbouring building. On the west, the identical building at 49 Camden Street has been demolished. No heritage attributes are identified on the rear (south) elevation.

LOCATION MAP AND PHOTOGRAPH: 19 CHARLOTTE STREET



STATEMENT OF SIGNIFICANCE: 19 CHARLOTTE STREET (REASONS FOR INCLUSION)

The property at 19 Charlotte Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 19 Charlotte Street is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the east side of the street between King and Adelaide streets, the property at 19 Charlotte Street contains a four-storey commercial building dating to 1909 in the King-Spadina HCD Plan (2017). Archival records indicate that it was designed by the Toronto architectural firm of Curry, Sproatt and Rolph for the Ault and Wiborg Company.

Statement of Significance

The property at 19 Charlotte Street has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 19 Charlotte Street is distinguished by its classical design, particularly the stone cornices and surround on the west entrance and the recessed brick panels in the attic storey.

Contextually, the property at 19 Charlotte Street is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 19 Charlotte Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it terminates the view looking eastward along Oxley Street from Spadina Avenue.

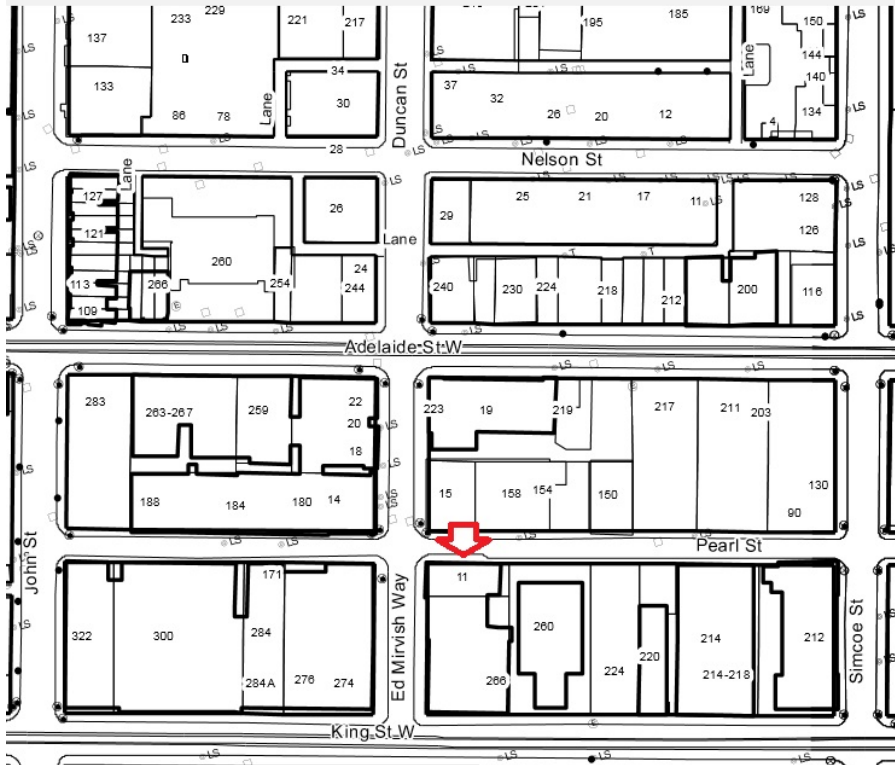
Heritage Attributes

The heritage attributes of the building at 19 Charlotte Street are:

- The setback, placement and orientation of the building on the east side of the street between King and Adelaide streets
- The scale, form and massing of the four-storey rectangular-shaped plan
- The flat roofline
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (west) elevation, with the tripartite organization of the base, shaft and attic, with the cornice separating the first and second stories and the application of inset brick panels in the upper storey
- On the west elevation, which is organized into six bays, the main entrance, which is placed in the right (south) bay in a flat-headed surround with a transom
- The fenestration on the west elevation, with the flat-headed openings with the continuous stone sills in the first (ground) floor, the segmental-arched window openings in the upper stories with the brick flat arches and the stone sills, including the continuous sills in the attic level
- The north side elevation, which is viewed from Charlotte Street, with the symmetrically-placed flat-headed window openings

Note: the south side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (east) elevation.

LOCATION MAP AND PHOTOGRAPH: 11 DUNCAN STREET



STATEMENT OF SIGNIFICANCE: 11 DUNCAN STREET (REASONS FOR INCLUSION)

The property at 11 Duncan Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 11 Duncan Street is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the east side of the street between King and Adelaide streets, the property at 11 Duncan Street contains a three-storey commercial building dating to 1925 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 11 Duncan Street has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The commercial building is distinguished by its classical design, particularly the stone detailing on the piers and cornice.

Contextually, the property at 11 Duncan Street is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 11 Duncan Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it anchors the southeast corner of Pearl Street and is part of an important collection of early-20th century warehouses on Duncan Street, north of King Street West.

Heritage Attributes

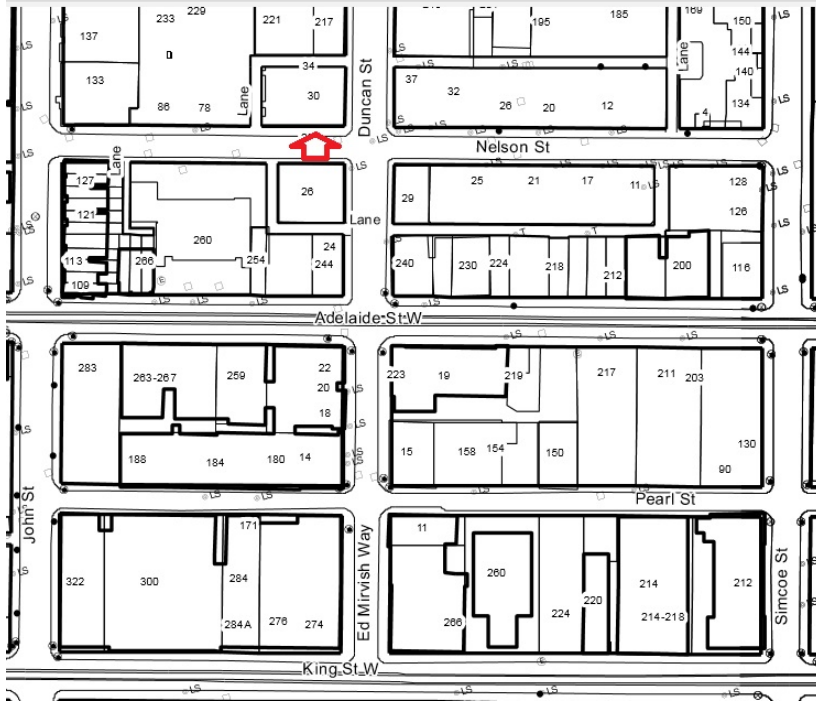
The heritage attributes of the building at 11 Duncan Street are:

- The setback, placement and orientation of the building on the southeast corner of Pearl Street

- The scale, form and massing of the three-storey plan above the raised base with the segmental-arched window openings with the brick flat arches
- The flat roofline with the cornices along the west and north edges
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (west) elevation, which is organized into six bays by brick piers with stone coping
- On the west elevation, the placement of the main entrance in the right (south) bay in a segmental-arched surround
- The fenestration on the west elevation, with the segmental-arched window openings with the brick flat arches and the stone sills
- The north side elevation on Pearl Street with the symmetrically-placed segmental-arched window openings with the brick flat arches and the stone sills

Note: the south side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (east) elevation.

LOCATION MAP AND PHOTOGRAPH: 30 DUNCAN STREET



STATEMENT OF SIGNIFICANCE: 30 DUNCAN STREET (REASONS FOR INCLUSION)

The property at 30 Duncan Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 30 Duncan Street is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the east side of the street between King and Adelaide streets, the property at 30 Duncan Street contains a seven-storey commercial building dating to 1926 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 30 Duncan Street has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 30 Duncan Street is distinguished by its classical design, particularly by the symmetrical organization of the different sized window openings and the brick detailing.

Contextually, the property at 30 Duncan Street is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

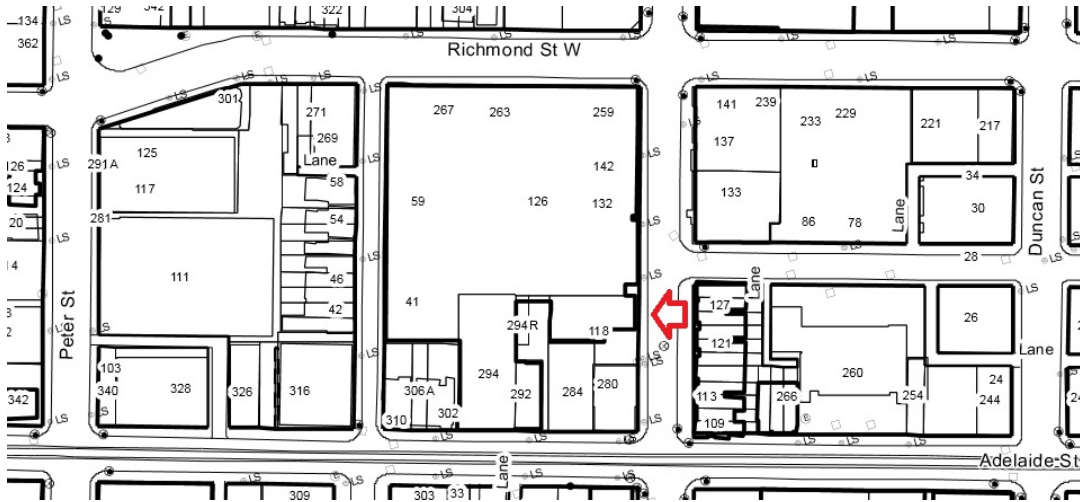
The detached commercial building at 30 Duncan Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is part of an important collection of industrial buildings on the street, north of King Street West. 30 Duncan anchors the northwest corner of Nelson Street where, on the opposite (southeast) corner, the Duncan Station (completed in 1910 for the Toronto Hydro-Electric System) is listed on the City's Heritage Register.

Heritage Attributes

The heritage attributes of the building at 30 Duncan Street are:

- The setback, placement and orientation of the building on the northwest corner of Nelson Street
- The scale, form and massing of the three-storey plan above the raised base with the flat-headed window openings with the continuous lintels and sills
- The flat roofline
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (east) elevation, which is organized into five bays by brick piers and, in the centre bay, contains a date stone labeled "January 1926"
- On the east elevation, the placement of the main entrance in the centre of the wall in a flat-headed surround (the doors have been replaced)
- The fenestration on the west elevation, with the double and tripartite flat-headed window openings with the brick detailing and stone sills
- The south elevation on Nelson Street, which extends nine bays and has flat-headed window openings with brick detailing and stone sills
- The north side elevation, which is viewed from Duncan Street and has symmetrically-organized flat-headed window openings
- The rear (west) elevation, which is viewed from Nelson Street and has an E-shaped plan with flat-headed window openings

LOCATION MAP AND PHOTOGRAPH: 122 JOHN STREET



STATEMENT OF SIGNIFICANCE: 122 JOHN STREET (REASONS FOR INCLUSION)

The property at 122 John Street (including the entrance address at 118 John Street) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 122 John Street is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the east side of the street, between Adelaide and Richmond streets, the property at 122 John Street contains a pair of semi-detached house form buildings dating to 1885 in the King Spadina HCD Plan (2017).

Statement of Significance

The property at 122 John Street has cultural heritage value for its design as a residential building associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The semi-detached houses represent a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject property survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The buildings at 122 John Street are distinguished by their Second Empire design, particularly the prototypical mansard roofs with the distinctive dormers with the wood detailing.

Contextually, the property at 122 John Street is valued for the role of the residential building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

As surviving 19th-century residential buildings, the semi-detached houses at 122 John Street are historically, visually and physically linked to their setting in the King-Spadina neighbourhood opposite the row houses (1892) at 109-129 John Street, which are listed on the City of Toronto's Heritage Register, and complement the neighbouring building at 133 John Street with the similar Second Empire styling.

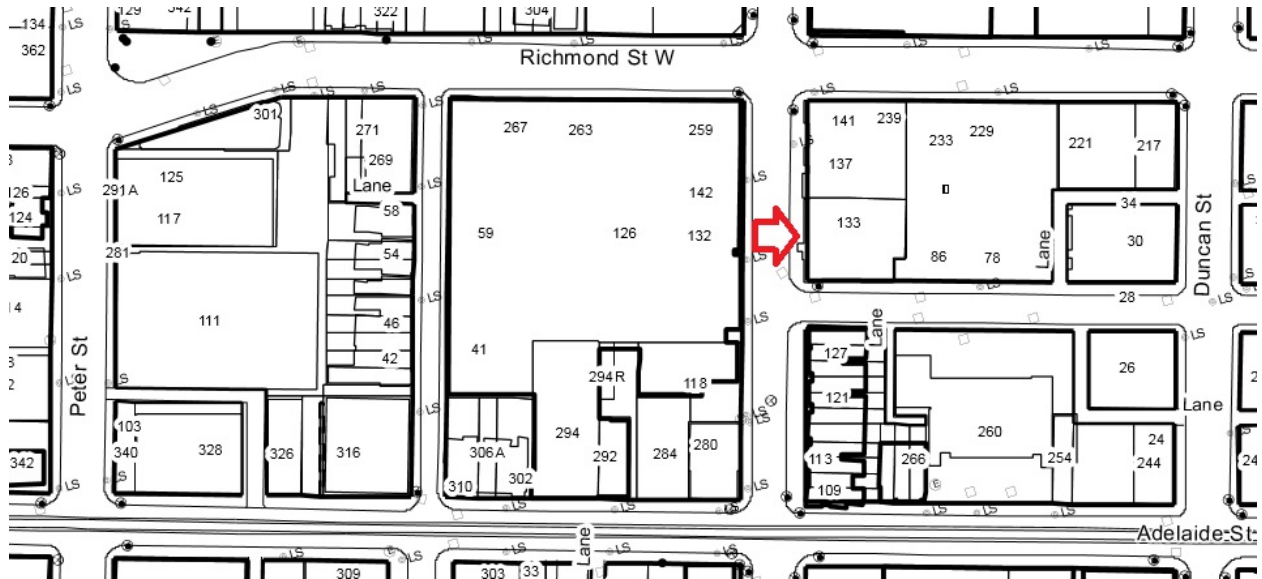
Heritage Attributes

The heritage attributes of the buildings at 122 John Street are:

- The setback, placement and orientation of the pair of buildings on the west side of the street, between Adelaide and Richmond streets
- The scale, form and massing of the 2½-storey rectangular-shaped plans
- The mansard roofs with the decorative shingles and, on the east slopes, the pairs of segmental-arched dormers with the wood detailing
- The materials, with the brick cladding and the brick, stone and wood detailing (the brick has been painted in the first or ground floor and over clad with wood in the second storey)
- The principal (east) elevations, where the main entrances are placed in the right (north) bay of each unit in segmental-arched surrounds with brick flat-arches
- On the east elevations, the single-storey bay windows with the segmental-arched openings with the brick flat arches and stone sills and, in the second storey, the segmental-arched window openings (the detailing is concealed by the wood cladding)
- The south elevation of the unit at 118 John Street, which is viewed from John Street and has been overclad

Note: The north elevation of the unit at 122 John Street adjoins the neighbouring building. No heritage attributes are identified on the rear (west) elevations.

LOCATION MAP AND PHOTOGRAPH: 133 JOHN STREET



1972 Photograph (right): City of Toronto Archives, Fonds 2032, Series 842, Item 6

STATEMENT OF SIGNIFICANCE: 133 JOHN STREET (REASONS FOR INCLUSION)

The property at 133 John Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 133 John Street is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the northeast corner of Nelson Street, the property at 133 John Street contains a detached house form building dating to 1879 in the King Spadina HCD Plan (2017). Archival images show the building before its conversion for commercial uses.

Statement of Significance

The property at 133 John Street has cultural heritage value for its design as a residential building with Second Empire styling associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The detached house represents a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject property survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The building at 133 John Street is distinguished by its Second Empire design, particularly the prototypical mansard roof with the distinctive dormers with the wood detailing, the patterned shingles, and the tall brick chimneys.

Contextually, the property at 133 John Street is valued for the role of the residential building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

As a surviving 19th-century residential building, the detached house at 133 John Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood directly north of the row houses (1892) at 109-129 John Street, which are listed on the City's Heritage Register, and complement the neighbouring building at 122 John Street with the similar Second Empire styling.

Heritage Attributes

The heritage attributes of the building at 133 John Street are:

- The setback, placement and orientation of the building on the northeast corner of John and Nelson streets
- The scale, form and massing of the 2½-storey rectangular-shaped plan
- The mansard roof with the extended eaves, the patterned slate shingles, the segmental-arched dormers with the wood detailing on the west, south and east slopes, and the pair of tall brick chimneys at the south end
- The materials, with the red brick cladding, the contrasting buff brick detailing, and the stone and wood trim (the brickwork has been painted)
- On the principal (west) elevation and the south side elevation on Nelson Street, the corner quoins and the string course dividing the first (ground) and second stories (the original entrance and window openings in the first and second stories have been altered with the conversion of the building for commercial uses)
- The south side elevation on Nelson Street, with the segmental-arched window openings with the contrasting brick surrounds and the stone keystones and sills

Note: The open two-storey verandah on the west elevation is not identified as a heritage attribute. The north side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (east) elevation, which is viewed from Nelson Street.

LOCATION MAP AND PHOTOGRAPH: 20 MAUD STREET



STATEMENT OF SIGNIFICANCE: 20 MAUD STREET (REASONS FOR INCLUSION)

The property at 20 Maud Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 20 Maud Street is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the west side of the street between King and Adelaide streets, the property at 20 Maud Street contains a five-storey commercial building dating to 1920 in the King-Spadina HCD Plan (2017).

Statement of Significance

The property at 20 Maud Street has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 20 Maud Street is distinguished by its classical design, particularly the corbelled brickwork and the stone entrance surround (east).

Contextually, the property at 20 Maud Street is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 20 Maud Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it adjoins the Waterworks Building (1932), a local landmark at 497 Richmond Street, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes

The heritage attributes of the building at 20 Maud Street are:

- The setback, placement and orientation of the building on the west side of the street between Adelaide and Richmond streets

- The scale, form and massing of the three-storey plan above the raised base with the segmental-arched window openings
- The flat roofline with the corbelled brickwork and, on the south end, the penthouse
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (east) elevation, where the first (ground) floor has classical detailing with the cornice and the entrance surround on the main entrance, which is placed in the right (north) bay
- On the east elevation, the fenestration, with the symmetrically-organized segmental-arched window openings with the brick flat arches and the stone sills, as well as the diminutive flat-arched opening in the second storey (one of the first-floor openings has been converted to an entrance)
- On the south side elevation, which is viewed from Maud Street, the repetition of the symmetrically-placed segmental-arched window openings with the brick and stone detailing, including the oversized openings in the first floor

Note: While viewed from Maud Street, no heritage attributes are identified on the north side elevation. The rear (west) elevation is not identified as a heritage attribute.