

Inclusion on the City of Toronto's Heritage Register - 115-127 Trinity Street

Date: September 20, 2017

To: Toronto Preservation Board

Toronto and East York Community Council

From: Chief Planner and Executive Director, City Planning Division

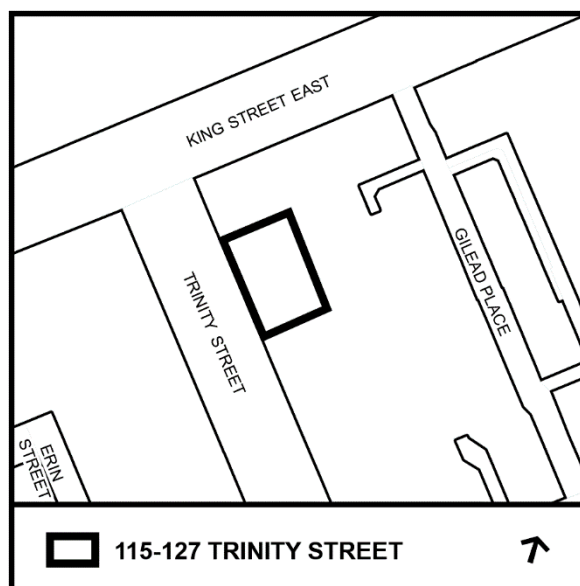
Wards: 28 - Toronto Centre-Rosedale

SUMMARY

This report replaces the Pending Report (September 14, 2017) entitled "Inclusion on the City of Toronto's Heritage Register and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 115-127 Trinity Street," which was posted on the City of Toronto's web page with the agenda for the Toronto Preservation Board meeting of September 28, 2017.

The revised report (September 20, 2017) recommends that City Council include the properties at 115-127 Trinity Street on the City of Toronto's Heritage Register, but does not recommend that City Council state its intention to designate the individual properties at 115 and 127 Trinity Street under Part IV, Section 29 of the Ontario Heritage Act at this time.

The subject properties are located in Corktown on the east side of Trinity Street, across the street from Little Trinity Church and Enoch Turner Schoolhouse, and contain seven two-storey row houses that were completed as a group in 1887.



Following research and evaluation, it has been determined that properties at 115-127 Trinity Street meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City of Toronto also applies when evaluating properties for its Heritage Register.

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

RECOMMENDATIONS

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

1. City Council include the properties at 115-127 Trinity Street on the City of Toronto's Heritage Register, in accordance with the Statement of Significance: 115-127 Trinity Street (Reasons for Inclusion) attached as Attachment 3 to the report, September 20, 2017, from the Chief Planner and Executive Director, City Planning Division.

FINANCIAL IMPACT

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

DECISION HISTORY

The property at 115 Trinity Street is the subject of an application for a minor variance to add a third-floor addition to the existing house form building:

<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4103659&isCofASearch=true&isTlabSearch=false>

COMMENTS

In February 2017, the owner of the property at 115 Trinity Street submitted a Committee of Adjustment application for a minor variance to construct a third-floor addition. At the request of Heritage Preservation Services, the matter was deferred to the Committee of Adjustment meeting scheduled for October 18, 2017 to enable staff to research and evaluate the subject property. As this property anchors the south end of a group of seven row houses that were constructed together, City staff researched and evaluated the entire row.

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 115-127 Trinity Street 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, which the City also applies when considering properties for its Heritage Register.

Located on the east side of Trinity Street, south of King Street East, the properties at 115-127 Trinity Street contain a group of seven late-19th century row houses that represent an important building typology in the Corktown neighbourhood, and contribute to the historical development of this area in the 1800s as a working-class community adjoining the east end of the Town of York (afterward Toronto) where families occupied

modest multi-unit housing close to local industries and services. Contextually, the row houses at 115-127 Trinity Street contribute to the character of Corktown with its mixture of 19th-century institutional, commercial and residential buildings. The subject properties are historically and visually linked to their setting on Trinity Street where they are part of an important streetscape with Enoch Turner Schoolhouse, opposite, and the adjoining Little Trinity Church precinct (with the church, rectory and adjunct buildings) on the southwest corner of King and Trinity.

CONTACT

Tamara Anson-Cartwright, CAHP
Program Manager
Heritage Preservation Services
Tel: 416-338-1083; Fax: 416-392-1973
E-mail: tamara.ansoncartwright@toronto.ca

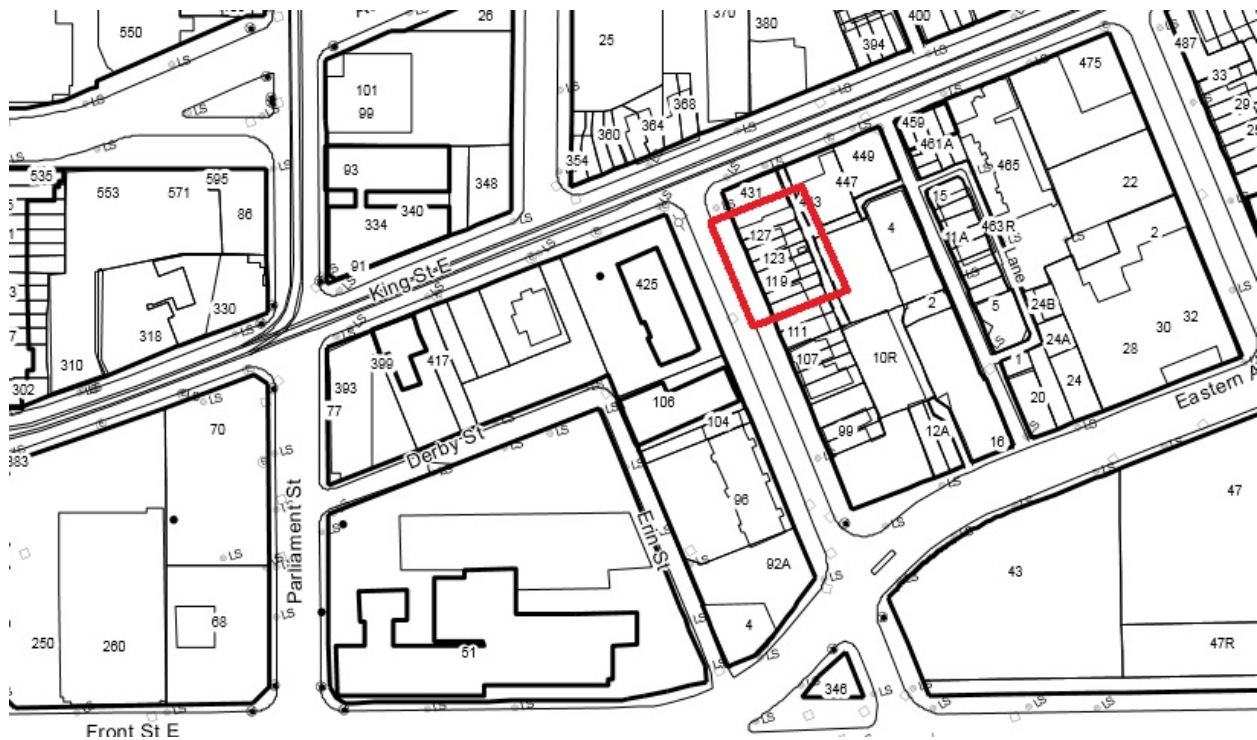
SIGNATURE

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

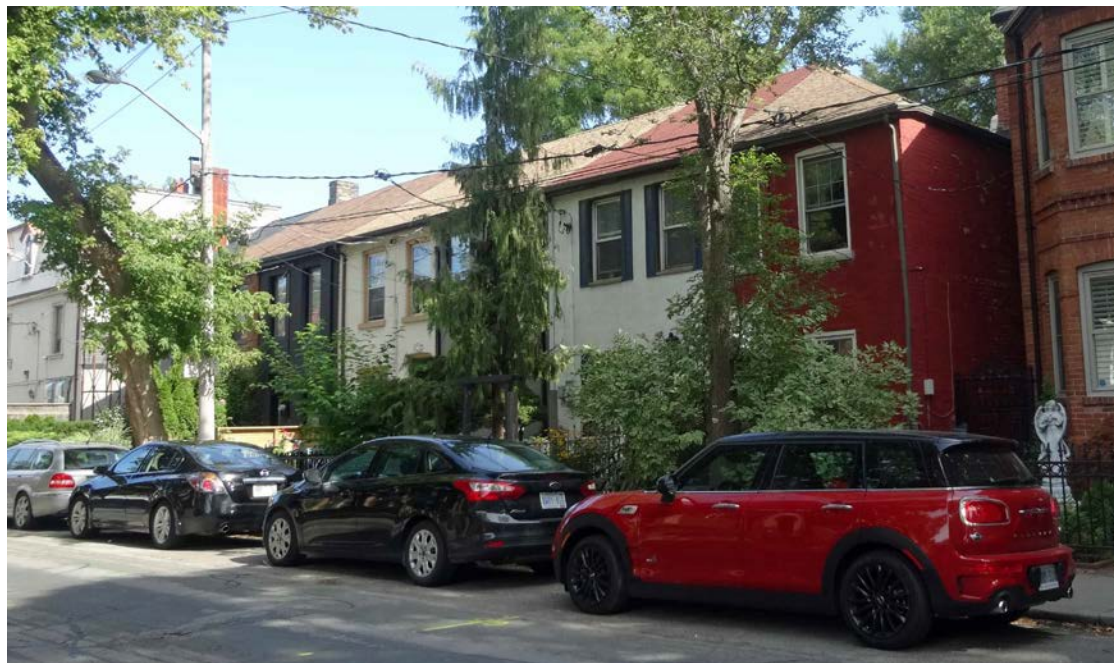
ATTACHMENTS

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

ATTACHMENT 1



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Heritage Preservation Services, 2017

STATEMENT OF SIGNIFICANCE: 115-127 TRINITY STREET ATTACHMENT 3 (REASONS FOR INCLUSION)

The properties at 115-127 Trinity 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 of Toronto also applies when evaluating properties for its Heritage Register.

Description

Located on the east side of the street, south of King Street East in Corktown, the properties at 115-127 Trinity Street contain a group of seven two-storey row houses that were completed in 1887 by builders John N. Grant and Edmund A. Grant and first occupied by tradespeople and their families in Corktown.

Statement of Significance

The properties at 115-127 Trinity Street are valued for the design of the intact row of house form buildings dating to the late 19th century that are typical of the modest workers' housing identified with the development of the Corktown neighbourhood. Archival records indicate that they are among the few surviving rowhouses in the community featuring solid brick construction. With their shared scale and the organization of the principal (west) elevations as mirror images, the row houses are unified by the rhythm of the symmetrically-placed door and window openings. Anchoring the south and north ends of the group, respectively, the units at 115 and 127 Trinity Street are distinguished by the original segmental-arched openings in the upper stories with the brick and stone detailing, and display end walls that are devoid of openings.

The row houses at 115-127 Trinity Street have associative value for their contribution to the understanding of the historical development of Corktown where they are located on the former Government Reserve, which was set aside in the late 18th century and afterward transferred to the trustees of the General Hospital, who released the land for development. A community emerged along King Street East, east of Parliament and the east boundary of the Old Town of York (and, in 1834, the City of Toronto) where primarily Irish immigrants worked at local industries, particularly the large Gooderham and Worts Distillery (today's Distillery District). Institutional buildings, among them Little Trinity Church (1843) at King and Trinity streets, the adjoining Enoch Turner Schoolhouse (1848) at 106 Trinity Street, Sackville Street Public School (1887) at 19 Sackville Street and, to the north, St. Paul's Church (1887) at 93 Power Street, were adjoined by tracts of workers' housing that included the row houses on the subject properties.

Contextually, the properties at 115-127 Trinity Street are valued for their role in supporting and defining the historical character of Corktown where buildings designed for workers' housing, including the subject row houses, adjoin commercial edifices and institutional landmarks, particularly Little Trinity Church and the adjoining Enoch Turner Schoolhouse (the city's first "free" school) that reflect the early development of the neighbourhood and remain city-wide landmarks. In the 20th century, the construction of

a railway right-of-way and expressway off-ramps resulted in the removal of much of the housing stock, leaving the surviving residential buildings, including the subject rowhouses, as reminders of the original appearance of the community.

The row houses at 115-127 Trinity Street are historically and visually linked to their setting on the east side of the street, south of King Street East, where they are part of an important streetscape with the Enoch Turner Schoolhouse, opposite, and the adjoining Little Trinity Church precinct (with the church, rectory and adjunct buildings) on the southwest corner of King and Trinity.

Heritage Attributes

The heritage attributes of the group of row houses on the properties at 115-127 Trinity Street are:

- The setback, placement and orientation of the group of seven rowhouses on the east side of Trinity Street, south of King Street East, adjacent to the Enoch Turner Schoolhouse and Little Trinity Church
- The scale, form and massing of the two-storey rectangular-shaped plan of the group
- The materials with the brick cladding and the brick and stone detailing (on the west elevations, the brickwork on the row houses at 115 and 127 Trinity Street has been painted, and the other buildings have been reclad)
- The hipped roofs covering the buildings
- On the principal (west) elevation of each building, the symmetrical placement of the flat-headed door and window openings in the first (ground) floor and the pair of window openings in the second storey (some of the row houses are designed as mirror images with the entrances placed side-by-side)
- On the row houses at 115 and 127 Trinity Street (at the south and north ends of the group, respectively), the segmental-arched window openings with the brick detailing in the second stories, which are original features, and the exposed side elevation on each building that is devoid of openings

ATTACHMENT 4

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



ROW HOUSES
115-127 TRINITY STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

September 2017

1. DESCRIPTION



Cover: aerial photograph showing the properties at 115-127 Trinity Street (www.bing.com/maps); above, current photograph, 2017 (Heritage Preservation Services)

115-127 Trinity Street: Row Houses	
ADDRESS	115-127 Trinity Street (east side, south of King Street East)
WARD	Ward 28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 108, Part Lot 8
NEIGHBOURHOOD/COMMUNITY	Corktown
HISTORICAL NAME	Row Houses
CONSTRUCTION DATE	1887 (completed)
ORIGINAL OWNER	John Noble Grant and Edmund A. Grant (leaseholders)
ORIGINAL USE	Residential (row houses)
CURRENT USE*	Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	John Noble Grant and Edmund A. Grant, builders (attrib.) ¹
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone, wood and stucco detailing
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
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 115-127 Trinity Street, 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 east of the townsite is set aside as the Government Reserve
1802	The Reserve is labeled “Government Park” on Chewett's plan (Image 2a)
1813	During the War of 1812, William’s sketch of the Town of York shows the townsite and, to the east, the area identified as “The Park” (Image 2b)
1819	The Reserve lands are patented to the trustees of the General Hospital, who subdivide the area bounded by Parliament, Front, River and Elm streets under Plan 108 (Image 2e)
1827	Chewett's Plan of the Town of York shows the area east of the townsite where the diagonal line of Kingston Road (afterward renamed as a continuation of King Street East) affects the street pattern (Image 2c)
1834	With the incorporation of the City of Toronto, the former Reserve is within the “Liberties,” the area adjoining the municipality’s boundaries that is identified for future expansion
1842	Cane’s topographical plan shows the first buildings in Corktown, southeast of King and Parliament streets, which are absorbed into the City's St. Lawrence Ward (Image 2d)
1845	The hospital trustees convey part of Lot 8 under Plan 108 on the east side of Trinity Street, south of King Street East, to John Ernest
1858	Boulton’s Atlas illustrates the first buildings in the area adjoining King and Trinity Streets, including Little Trinity Church (1843) and Enoch Turner Schoolhouse (1848), as well as the vacant subject properties (Image 2f)
1884	The first Goad’s Atlas covering Corktown shows the subject properties on the east side of Trinity Street, which contain a modest frame building (Image 3b)
1886 Mar	After a series of land transfers and law suits involving the subject properties, the vacant sites are conveyed to Lieutenant-Colonel Francis Baxter Leys, who leases the tract to builder John Noble Grant for 21 years
1886 May	Grant mortgages the property for \$2000, presumably to fund the development of the site
1886 Sept	Five units of the row houses are in place on the subject properties and remain untenanted when the tax assessment rolls are recorded
1886	Wesbroom’s bird’s eye view of Toronto shows the row houses on Trinity Street, south of King Street East, which are described as “unfinished” in the City Directory for 1887 (with information dating to the previous year) (Image 3b)
1887	The tax assessment rolls record the seven row houses numbered at

Sept	81-93 Trinity Street and occupied by tenants
1887	The City Directory for 1888 (with information from the previous year) lists the subject properties, then occupied by tradespeople, including a carpenter, harness maker and blacksmith, as well as a street car driver
1889	The City Directory for 1890 (with information dating from the previous year) lists the row with the current street numbers at 115-127 Trinity
1890	The update to Goad's Atlas illustrates the row houses at 115-127 Trinity Street, which stand out on the street and neighbourhood with their brick construction (Image 3c)
1894	Following a law suit involving Grant and one of his sub-leaseholders, the Leys family sells the sites
1926	The subject properties appear in an archival photograph of the present-day Distillery District and its environs (Image 3d)
1954	The Underwriters' Survey Bureau atlas depicts the subject properties (Image 3e)
1958	A fire damages the units at 121 and 123 Trinity Street
1982	The properties at 115-127 Trinity Street are shown in an archival photograph (Image 3f)

ii. HISTORICAL BACKGROUND

Corktown Neighbourhood:

The properties at 115-127 Trinity Street are situated in the Corktown neighbourhood adjoining the intersection of King Street East and Parliament Street. Following the founding of Toronto as the Town of York in 1793, the area between the original 10-block townsite and the Don River was set aside as the Government Reserve. In 1819, the tract was patented to the trustees of the General Hospital, with the intention that they would sell or lease the land to raise funds for the community's first medical facility.² When the City of Toronto (1834) was incorporated, the Reserve was placed in "The Liberties" (the lands adjoining the municipality's borders and intended for its future expansion) before being absorbed into St. Lawrence Ward in 1842.

By the mid 19th century, the area was informally known as "Corktown," purportedly for the preponderance of Irish immigrants who settled and worked in the neighbourhood. Local employers included Enoch Turner, who operated a brewery near Front and Parliament streets, and William Gooderham and James Worts, who oversaw an expansive distillery on Mill Street.³ These prominent businessmen also funded community institutions: Enoch Turner Schoolhouse (1848) on Trinity Street (noted as the first "free" school in Toronto) and the adjoining Little Trinity Church (1843). Originating as part of Kingston Road, King Street, east of Parliament Street became the commercial centre of Corktown with its shops, hotels and, on the main and side streets, dwellings.

² It was never the intention of the trustees to finance a hospital on the Reserve, and the first General Hospital opened at King and John streets in the present-day King-Spadina neighbourhood in 1829

³ The Corktown Residents' and Business Association (CRBA) places the boundaries of the community at Berkeley Street (west), the railway corridor (south), the Don River (east), and Shuter Street (north), with a further section extending north along River Street to Dundas Street West: <http://corktown.ca/about/>

Corktown remained an intact working-class enclave until the post-World War I era when a right-of-way established by the Canadian Northern Railway (afterward Canadian National Railways) required the razing of over 300 houses. The construction of expressways led to further demolitions in the second half of the 20th century.⁴ The renewal of the Corktown community continues in the present century with the revitalization of the Gooderham and Worts complex as the Distillery District and the development of the West Donlands, including Corktown Common.

115-127 Trinity Street

Following the transfer of the Government Reserve, the General Hospital trustees registered Plan 108 on the lands bordered by Parliament, Front, River and Elm Streets, and executed sales and leases for parts of the acreage. Lot 8 on the southeast corner of Trinity Street and King Street East underwent several changes of ownership after 1845 when the lot was patented, and was partly occupied by a modest frame building when the first Goad's Atlas illustrated the area in 1884. During this era and after a series of lawsuits, the allotment was granted to Lieutenant-Colonel Francis Baxter Leys, a soldier and financier who became a politician in western Ontario.

In March 1886, John Noble Grant, a Toronto builder, entered into a 21-year lease for Lot 8, followed by a mortgage that evidently secured the financing for the development of the row houses. Five units of the group were in place in September 1886 according to the tax assessment rolls, which identified John's brother and partner in the building trade, Edmund A. Grant, as the property owner. The structures remained unfinished at the end of the year according to the city directory. When the next tax assessment roll was compiled in September 1887, the row of seven houses was completed, with the individual units occupied by tradesmen, including teamsters, a harness maker, a carriage builder and a blacksmith, as well as a street car driver. By 1893, John Noble Grant was embroiled in a lawsuit with his first sub-leaseholder. The following year, the Leys family (who remained the legal property owners) sold the sites.

The properties at 115-127 Trinity Street remained while much of the building stock in Corktown was removed throughout the 20th century. Building records indicate that the middle units at 121 and 123 Trinity were repaired after minor fire damage in 1958.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 115-127 Trinity Street are found on the cover and in Sections 2 and 6 of this report. The sites contain a group of seven attached row houses, a type that first appeared in Europe and Britain during the 17th century and ranged from elaborate terraces in cities for the upper classes, to workers' housing in industrial settings. In 19th-century Toronto, row houses were more commonly found in urban areas where greater densities were accommodated on modest-sized plots. As a familiar building type, Toronto row houses designed for workers' accommodation "are

⁴ Among the buildings razed was the House of Providence (1857), which opened as the largest charitable institution in Toronto and was a prominent landmark in Corktown

not ambitious dwellings, but they charm with their modest demeanour and harmonious scale.”⁵

The City's Heritage Register includes several important collections of surviving row housing in Corktown, a key typology that the City protects. They include the listed heritage properties at 53-79 Berkeley Street (1872) at the west end of the neighbourhood with the extended 14-unit row. Also recognized on the City's Heritage Register, the properties at 1-17 and 2-10 Percy Street (1885) and 1-11 Ashby Place (1890) are found in the northeast sector of Corktown, which was cut off from the rest of the neighbourhood by the highway off-ramps that merge into Adelaide and Richmond streets. The latter Corktown row houses and others are shown in Image 4 below, and reflect the changes to the buildings over time.⁶ The row houses at 115-127 Trinity Street, while modest in appearance, are significant examples of the type in Corktown.

The row houses at 115-127 Trinity Street are profiled in *Toronto Architecture: A City Guide* (2nd edition, 1989), where they are described as "a very old-fashioned Georgian style for this late date, but two full storeys high and all of brick."⁷ The Georgian styling references the symmetrical placement of the door and window openings and the simplified detailing without classical embellishments. The solid brick construction distinguishes them from other row houses in the area, apart from the adjoining Wilkins Buildings on the southeast corner of King and Trinity streets, which date from the same era, but feature mansard roofs and commercial uses.

The subject properties at 115-127 Trinity Street contain a group of seven contiguous two-storey buildings that, with an overall rectangular-shaped plan, are covered by hipped roofs. Constructed of brick with brick and stone trim, the end units at 115 and 127 Trinity Street have been painted (apart from the exposed side walls), while those in the centre have been reclad over time. The principal (west) elevations of the buildings are symmetrically organized with six of the units at 115-117, 119-121 and 125-127 designed as mirror images with the flat-headed entrances placed side-by-side. The entries are flanked by single flat-headed window openings in the first (ground) floor, with an enlarged opening on the unit at 121 Trinity. The second stories have pairs of flat-headed window openings, and those in the outer units at 115 and 127 Trinity display the original segmental-arched shapes with the brick flat arches. Overall, the placement of the door and window openings creates a rhythm that unifies the group. While altered, with the scale of the buildings, the brick construction and the repetition of the fenestration on the west elevations, the row houses retain their overall integrity and continue to communicate their cultural heritage values.

iv. CONTEXT

Shown on the location map attached as Image 1, the properties at 115-127 Trinity Street are found on the east side of the street in the block between King Street East on

5 Cruikshank, 85

6 These exclude other row houses that incorporated commercial uses, including the Wilkins Buildings (1891) at 457-463 King Street East on the southeast corner of Trinity Street, where they adjoin the subject properties and are listed on the City's Heritage Register

7 McHugh, 38

the north and Eastern Avenue on the south. In this setting, they are part of a group of residential buildings, including the trio of workers' cottages (1885) at 105-109 Trinity Street with brick-veneer and Second-Empire styling. The row houses at 115-127 Trinity Street face the Little Trinity Church precinct (comprising the church, adjoining rectory and adjunct buildings at 399-425 King Street East) and the Enoch Turner Schoolhouse at 106 Trinity Street, which are landmarks in the neighbourhood and beyond. In the immediate Corktown neighbourhood, other properties recognized on the City's Heritage Register include the adjoining Wilkins Buildings (1887) on the southeast corner of King and Trinity streets and the Sackville Street Public School (1887) at 19 Sackville Street.⁸

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	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

The properties at 115-127 Trinity Street are valued for the design of the intact row of house form buildings dating to the late 19th century that are typical of the modest workers' housing identified with the development of the Corktown neighbourhood. Archival records indicate that they are among the few surviving rowhouses in the community featuring solid brick construction. With their shared scale and the organization of the principal (west) elevations as mirror images, the row houses are unified by the rhythm of the symmetrically-placed door and window openings. Anchoring the south and north ends of the group, respectively, the units at 115 and 127 Trinity Street are distinguished by the original segmental-arched openings in the upper stories with the brick and stone detailing, and display end walls that are devoid of openings.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
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

⁸ Now part of the schoolyard, the property on the corner of Eastern Avenue and Sumach Street was the location of the Thornton and Lucie Blackburn House, which is an important site in the history of the Black community in Toronto: <http://lostrivers.ca/points/blackburn.htm>

The row houses at 115-127 Trinity Street have associative value for their contribution to the understanding of the historical development of Corktown where they are located on the former Government Reserve, which was set aside in the late 18th century and afterward transferred to the trustees of the General Hospital, who released the land for development. A community emerged along King Street East, east of Parliament and the east boundary of the Old Town of York (and, in 1834, the City of Toronto) where primarily Irish immigrants worked at local industries, particularly the large Gooderham and Worts Distillery (today's Distillery District). Institutional buildings, among them Little Trinity Church (1843) at King and Trinity streets, the adjoining Enoch Turner Schoolhouse (1848) at 106 Trinity Street, Sackville Street Public School (1887) at 19 Sackville Street and, to the north, St. Paul's Church (1887) at 93 Power Street, were adjoined by tracts of workers' housing that included the row houses on the subject properties.⁹

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 115-127 Trinity Street are valued for their role in supporting and defining the historical character of Corktown where buildings designed for workers' housing, including the subject row houses, adjoin commercial edifices and institutional landmarks, particularly Little Trinity Church and the adjoining Enoch Turner Schoolhouse (the city's first "free" school) that reflect the early development of the neighbourhood and remain city-wide landmarks. In the 20th century, the construction of a railway right-of-way and expressway off-ramps resulted in the removal of much of the housing stock, leaving the surviving residential buildings, including the subject rowhouses, as reminders of the original appearance of the community.

The row houses at 115-127 Trinity Street are historically and visually linked to their setting on the east side of the street, south of King Street East, where they are part of an important streetscape with the Enoch Turner Schoolhouse, opposite, and the adjoining Little Trinity Church precinct (with the church, rectory and adjunct buildings) on the southwest corner of King and Trinity.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 115-127 Trinity Street have cultural heritage value for their design, historical associations and context. Located on the east side of Trinity Street, south of King Street East, the subject properties contain a group of seven late-19th century row houses that represent an important building typology in the Corktown neighbourhood, and contribute to the historical development of this area in the 1800s as a working-class community adjoining the east end of the Town of York (afterward Toronto) where families occupied modest multi-unit housing close to local industries and services.

⁹ The institutional buildings cited are recognized on the City of Toronto's Heritage Register, and the Little Trinity Rectory and Enoch Turner Schoolhouse are designated under Part IV, Section 29 of the Ontario Heritage Act

Contextually, the row houses at 115-127 Trinity Street contribute to the character of Corktown with its mixture of 19th-century institutional, commercial and residential buildings. The subject properties are historically and visually linked to their setting on Trinity Street where they are part of an important streetscape with Enoch Turner Schoolhouse, opposite, and the adjoining Little Trinity Church precinct (with the church, rectory and adjunct buildings) on the southwest corner of King and Trinity.

5. SOURCES

Archival Sources:

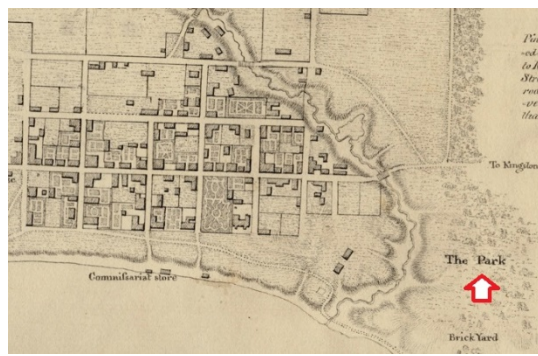
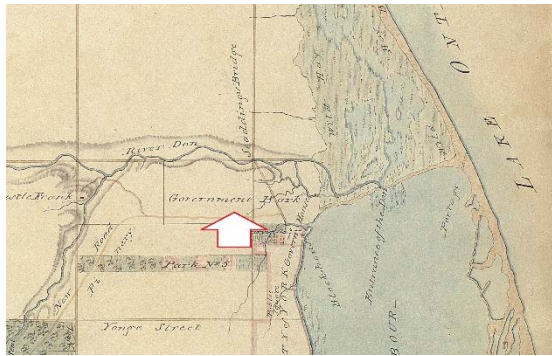
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Secondary Sources:

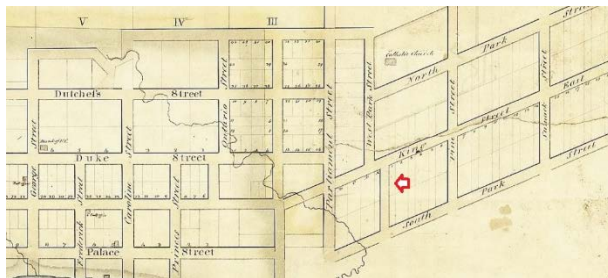
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- Middleton, J. E., *The Municipality of Toronto: A History*, 1923
- "Retired contractor, Edmund Grant Dies," *The Globe*, October 16, 1942

The map shows a grid of streets including Front St E, King St E, Derby St, and Eastern Ave. Building footprints are outlined in black, and lot numbers are printed throughout the area. A red rectangle highlights a building at the intersection of King St E and Derby St, with lot numbers 127, 123, and 119 visible within the highlighted area. Other lot numbers visible include 550, 101, 99, 348, 340, 334, 91, 25, 380, 368, 354, 360, 364, 394, 400, 475, 459, 461 A, 465, 22, 33, 29, 21, 487, 30, 32, 28, 24, 20, 18, 12A, 10R, 99, 107, 111, 447, 449, 458, 463 R, 24B, 24A, 47R, 43, 92A, 104, 108, 425, 417, 399, 383, 77, 310, 318, 330, 595, 571, 553, 536, 302, 383, 70, 88, 280, 250, 61, 346, 348, 340, 334, 91, 25, 380, 368, 354, 360, 364, 394, 400, 475, 459, 461 A, 465, 22, 33, 29, 21, 487, 30, 32, 28, 24, 20, 18, 12A, 10R, 99, 107, 111, 447, 449, 458, 463 R, 24B, 24A, 47R, 43, 92A, 104, 108, 425, 417, 399, 383, 77, 310, 318, 330, 595, 571, 553, 536, 302, 383, 70, 88, 280, 250, 61, 346, 348, 340, 334, 91, 25, 380, 368, 354, 360, 364, 394, 400, 475, 459, 461 A, 465, 22, 33, 29, 21, 487, 30, 32, 28, 24, 20, 18, 12A, 10R, 99, 107, 111, 447, 449, 458, 463 R, 24B, 24A, 47R, 43, 92A, 104, 108, 425, 417, 399, 383, 77, 310, 318, 330, 595, 571, 553, 536, 302, 383, 70, 88, 280, 250, 61, 346, 348, 340, 334, 91, 25, 380, 368, 354, 360, 364, 394, 400, 475, 459, 461 A, 465, 22, 33, 29, 21, 487, 30, 32, 28, 24, 20, 18, 12A, 10R, 99, 107, 111, 447, 449, 458, 463 R, 24B, 24A, 47R, 43, 92A, 104, 108, 425, 417, 399, 383, 77, 310, 318, 330, 595, 571, 553, 536, 302, 383, 70, 88, 280, 250, 61, 346, 348, 340, 334, 91, 25, 380, 368, 354, 360, 364, 394, 400, 475, 459, 461 A, 465, 22, 33, 29, 21, 487, 30, 32, 28, 24, 20, 18, 12A, 10R, 99, 107, 111, 447, 449, 458, 463 R, 24B, 24A, 47R, 43, 92A, 104, 108, 425, 417, 399, 383, 77, 310, 318, 330, 595, 571, 553, 536, 302, 383, 70, 88, 280, 250, 61, 346, 348, 340, 334, 91, 25, 380, 368, 354, 360, 364, 394, 400, 475, 459, 461 A, 465, 22, 33, 29, 21, 487, 30, 32, 28, 24, 20, 18, 12A, 10R, 99, 107, 111, 447, 449, 458, 463 R, 24B, 24A, 47R, 43, 92A, 104, 108, 425, 417, 399, 383, 77, 310, 318, 330, 595, 571, 553, 536, 302, 383, 70, 88, 280, 250, 61, 346, 348, 340, 334, 91, 25, 380, 368, 354, 360, 364, 394, 400, 475, 459, 461 A, 465, 22, 33, 29, 21, 487, 30, 32, 28, 24, 20, 18, 12A, 10R, 99, 107, 111, 447, 449, 458, 463 R, 24B, 24A, 47R, 43, 92A, 104, 108, 425, 417, 399, 383, 77, 310, 318, 330, 595, 571, 553, 536, 302, 383, 70, 88, 280, 250, 61, 346, 348, 340, 334, 91, 25, 380, 368, 354, 360, 364, 394, 400, 475, 459, 461 A, 465, 22, 33, 29, 21, 487, 30, 32, 28, 24, 20, 18, 12A, 10R, 99, 107, 111, 447, 449, 458, 463 R, 24B, 24A, 47R, 43, 92A, 104, 108, 425, 417, 399, 383, 77, 310, 318, 330, 595, 571, 553, 536, 302, 383, 70, 88, 280, 250, 61, 346, 348, 340, 334, 91, 25, 380, 368, 354, 360, 364, 394, 400, 475, 459, 461 A, 465, 22, 33, 29, 21, 487, 30, 32, 28, 24, 20, 18, 12A, 10R, 99, 107, 111, 447, 449, 458, 463 R, 24B, 24A, 47R, 43, 92A, 104, 108, 425, 417, 399, 383, 77, 310, 318, 330, 595, 571, 553, 536, 302, 383, 70, 88, 280, 250, 61, 346, 348, 340, 334, 91, 25, 380, 368, 354, 360, 364, 394, 400, 475, 459, 461 A, 465, 22, 33, 29, 21, 487, 30, 32, 28, 24, 20, 18, 12A, 10R, 99, 107, 111, 447, 449, 458, 463 R, 24B, 24A, 47R, 43, 92A, 104, 108, 425, 417, 399, 383, 77, 310, 318, 330, 595, 571, 553, 536, 302, 383, 70, 88, 280, 250, 61, 346, 348, 340, 334, 91, 25, 380, 368, 354, 360, 364, 394, 400, 475, 459, 461 A, 465, 22, 33, 29, 21, 487, 30, 32, 28, 24, 20, 18, 12A, 10R, 99, 107, 111, 447, 449, 458, 463 R, 24B, 24A, 47R, 43, 92A, 104, 108, 425, 417, 399, 383, 77, 310, 318, 330, 595, 571, 553, 536, 302, 383, 70, 88, 280, 250, 61, 346, 348, 340, 334, 91, 25, 380, 368, 354, 360, 364, 394, 400, 475, 459, 461 A, 465, 22, 33, 29, 21, 487, 30, 32, 28, 24, 20, 18, 12A, 10R, 99, 107, 111, 447, 449, 458, 463 R, 24B, 24A, 47R, 43, 92A, 104, 108, 425, 417, 399, 383, 77, 310, 318, 330, 595, 571, 553, 536, 302, 383, 70, 88, 280, 250, 61, 346, 348, 340, 334, 91, 25, 380, 368, 354, 360, 364, 394, 400, 475, 459, 461 A, 465, 22, 33, 29, 21, 487, 30, 32, 28, 24, 20, 18, 12A, 10R, 99, 107, 111, 447, 449, 458, 463 R, 24B, 24A, 47R, 43, 92A, 104, 108, 425, 417, 399, 383, 77, 310, 318, 330, 595, 571, 553, 536, 302, 383, 70, 88, 280, 250, 61, 346, 348, 340, 334

Inclusion on the City of Toronto's Heritage Register - 115-127 Trinity Street



2a. Chewett, Maryvale Estate, 1802 (north is on left) 2b. Williams, Sketch, 1813



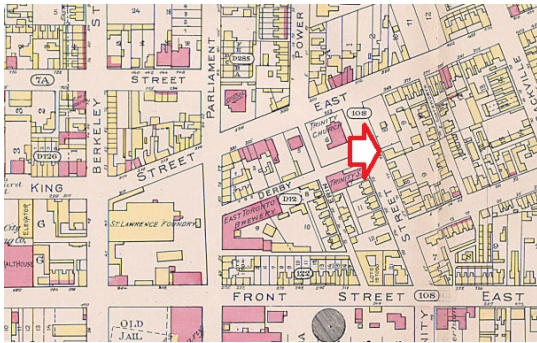
2c. Chewett, Plan of Town of York, 1827 2d. Cane, Topographical Plan, 1842



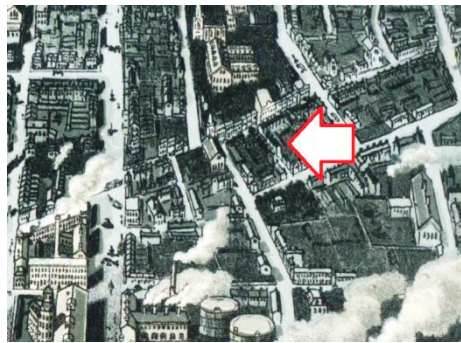
2e. Plan 108, Lot 8

2f. Boulton, Toronto Atlas, 1858

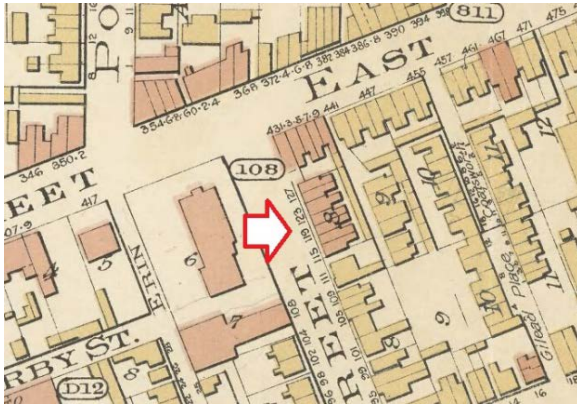
Archival Images, 115-127 Trinity Street: 1802-1858 (Land Registry Office, Toronto, Plan 108, and <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>).



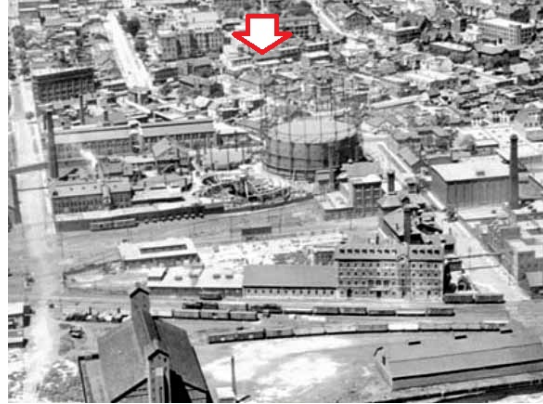
3a. Goad, Atlas, 1884



3b. Wesbroom, Bird's Eye View, 1886



3c. Goad, Atlas, 1890



3d. Archival Photograph, 1926



3e. Underwriters', Atlas, 1954



3f. Archival Photograph, 1982

Archival Images, 115-127 Trinity Street: 1884-1982

(<http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>,

<http://www.distilleryheritage.com/images/large/Photos/1926.jpg>, City of Toronto Archives, 1954, and Toronto Historical Board, 1982).



4a. 53-79 Berkeley Street, 1972



4b. Bright Street, 1975



4c. Ashby Place, 1990



4d. Percy Street, 1992



4e. 2-18 Wilkins Avenue, 2014



4f. 21-33 Sackville Street, 2015

Row Housing, Corktown: showing examples of extended row houses on side streets (Toronto Historical Board (1972, 1980 and 1992), City of Toronto Archives, 1975, Fonds 1526, Item 112, and Heritage Preservation Services, 2014).



5a. 115-127 Trinity Street, with 115 Trinity (left end) and 127 Trinity (right end)



5b. 115-127 Trinity Street, showing the seven addresses



5c. Context looking south from King Street East with Little Trinity Church Precinct and Enoch Turner Schoolhouse on the right

Current Photographs, 115-127 Trinity Street, 2017: Heritage Preservation Services.