

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 122 and 124 Peter Street and 357 and 359 Richmond Street West

Date: November 15, 2016

To: Toronto Preservation Board
Toronto and East York Community Council

From: Chief Planner and Executive Director, City Planning Division

Wards: 20 - Trinity-Spadina

SUMMARY

This report recommends that City Council state its intention to designate the properties at 122 and 124 Peter Street and 357 and 359 Richmond Street West under Part IV, Section 29 of the Ontario Heritage Act.

The properties at 122 and 124 Peter Street and 357 and 359 Richmond Street West are listed on the City of Toronto’s Heritage Register and contain pairs of late-19th century semi-detached house form buildings. Following research and evaluation, it has been determined that the properties meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV of the Ontario Heritage Act for their design, associative and contextual values.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.



RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 122 Peter Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 122 and 124 Peter Street (Reasons for Designation) attached as Attachment 3 to the report (November 15, 2016) from the Chief Planner and Executive Director, City Planning Division.
2. City Council state its intention to designate the property at 124 Peter Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 122 and 124 Peter Street (Reasons for Designation) attached as Attachment 3 to the report (November 15, 2016) from the Chief Planner and Executive Director, City Planning Division.
3. City Council state its intention to designate the property at 357 Richmond Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 357 and 359 Richmond Street West (Reasons for Designation) attached as Attachment 4 to the report (November 15, 2016) from the Chief Planner and Executive Director, City Planning Division.
4. City Council state its intention to designate the property at 359 Richmond Street West under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 357 and 359 Richmond Street West (Reasons for Designation) attached as Attachment 4 to the report (November 15, 2016) from the Chief Planner and Executive Director, City Planning Division.
5. If there are no objections to the designations in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
6. If there are objections to the designations in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.
7. If the designations are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designations of the properties.

FINANCIAL IMPACT

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

DECISION HISTORY

The properties at 122 and 124 Peter Street were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

The properties at 357 and 359 Richmond Street West were listed on the City of Toronto's Heritage Register in 2015:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE12.12>

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

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

Following the prioritization of the area for study in 2014, the City engaged Taylor Hazel Architects to undertake the HCD Study in 2015. The King-Spadina HCD Plan [Draft] was issued in October 2016 and forms the basis for ongoing consultation with property owners, residents and other stakeholders in the community.

The properties at 122 and 124 Peter Street and 357 and 359 Richmond Street West are identified as contributing heritage properties in the King-Spadina HCD Plan [Draft]:

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

ISSUE BACKGROUND

There is a development application for the southwest corner of Richmond and Peter streets which affects the properties at 122 and 124 Peter Street and the property at 357 Richmond Street West (containing one half of the pair of semi-detached house form buildings at 357 and 359 Richmond Street West):

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE15.24>.

The Notice of Intention to Designate under the Ontario Heritage Act gives municipal councils an opportunity to consider the significance of a property and ensure that they are subject to certain interim protections. Any proposed demolition or alteration affecting the property's heritage attributes will require City Council's consent.

COMMENTS

A location map and photographs are contained in Attachments 1 and 2. Staff have completed the attached Heritage Property Research and Evaluation Reports for the properties at 122 and 124 Peter Street (Attachment 5) and 357 and 359 Richmond Street West (Attachment 6) and determined each property meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act.

Adjoining the southwest corner of Richmond Street West and Peter Street, the properties at 122 and 124 Peter Street and 357 and 359 Richmond Street West have design, associative and contextual values. The Thomas Johnston Houses (1871) on Peter Street and the neighbouring Margaret Grimmon Houses (1889) on Richmond Street West are important surviving examples of late-19th century semi-detached houses that are individually significant and also contribute to the character of the King-Spadina neighbourhood where they reflect the historical development and evolution of the community.

The Statements of Significance for 122 and 124 Peter Street (Attachment 3) and 357 and 359 Richmond Street West (Attachment 4) comprise the Reasons for Designation, which are the Public Notices of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

The Statement of Significance for the properties at 357 and 359 Richmond Street contains the same cultural heritage values and attributes as the Reasons for Inclusion adopted by City Council on December 9, 2015.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Location Map - 122 and 124 Peter Street and 357 and 359 Richmond Street West

Attachment 2: Photographs - 122 and 124 Peter Street and 357 and 359 Richmond Street West

Attachment 3: Statement of Significance (Reasons for Designation) - 122 and 124 Peter Street

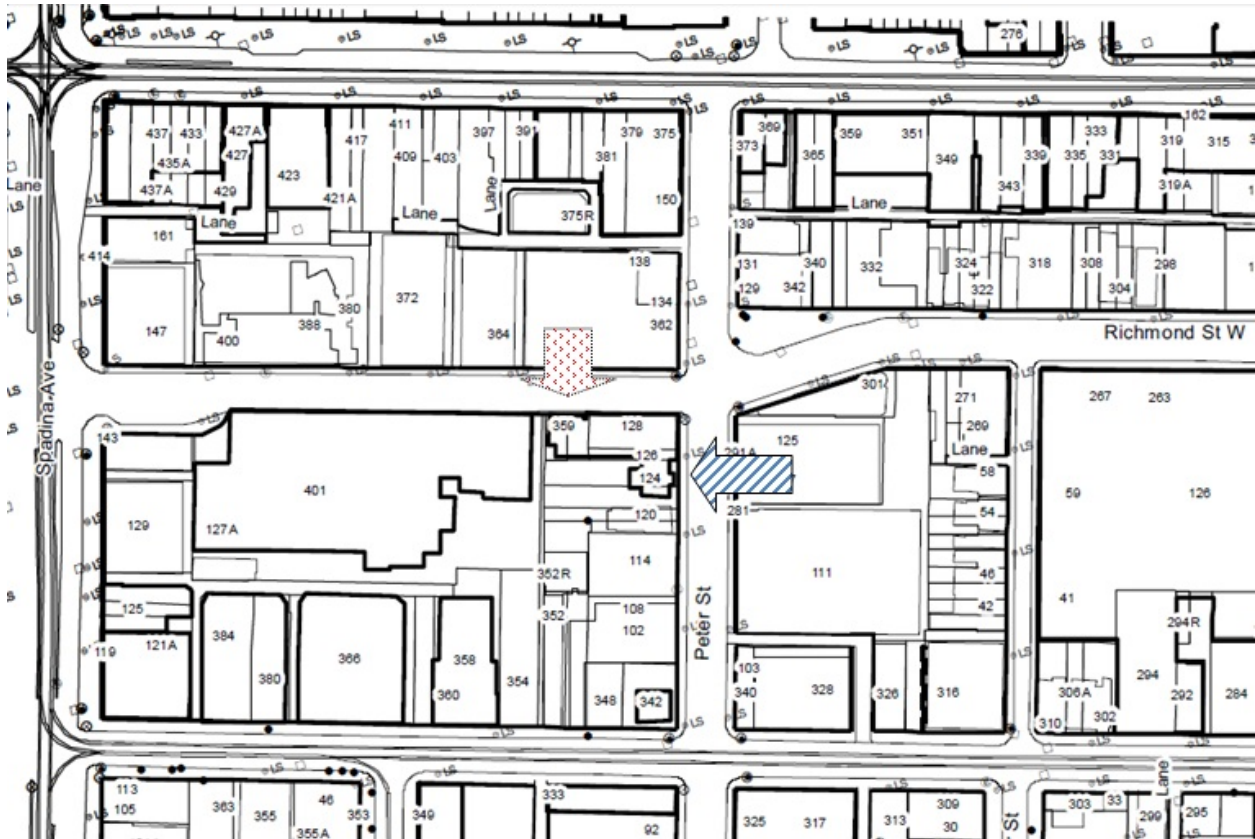
Attachment 4: Statement of Significance (Reasons for Designation) - 357 and 359 Richmond Street West

Attachment 5: Heritage Property Research and Evaluation Report - 122 and 124 Peter Street

Attachment 6: Heritage Property Research and Evaluation Report - 357 and 359 Richmond Street West

LOCATION MAP - 122-124 PETER STREET AND
357-359 RICHMOND STREET WEST

ATTACHMENT 1



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

The dotted arrow (above) identifies the properties at 357 and 359 Richmond Street West. The striped arrow (below) marks the properties at 122 and 124 Peter Street.

PHOTOGRAPHS - 122 AND 124 PETER STREET AND ATTACHMENT 2
357 AND 359 RICHMOND STREET WEST



122 and 124 Peter Street (Heritage Preservation Services, 2016)



357 and 359 Richmond Street West (Heritage Preservation Services, 2016)

STATEMENT OF SIGNIFICANCE:
122 AND 124 PETER STREET
(REASONS FOR DESIGNATION)

ATTACHMENT 3

The properties at 122 and 124 Peter Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under all three categories of design, associative and contextual value.

Description

The properties at 122 and 124 Peter Street are located on the west side of the street, south of Richmond Street West, and contain a pair of 2½-storey semi-detached house form buildings that were completed in 1871 and may have been designed by Thomas Johnston, a carpenter who operated his business on the site. 122 and 124 Peter Street were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

Statement of Cultural Heritage Value

The properties at 122 and 124 Peter Street have cultural heritage value as early surviving examples of semi-detached house form buildings in the King-Spadina neighbourhood. The vintage of the Thomas Johnston Houses is evident in the material (roughcast or stucco), as well as the placement of the entrances in the central frontispiece surmounted by a single gable that pays homage to the popular Gothic Revival style and gives the semi-detached buildings the appearance of a single detached house.

The Thomas Johnston Houses have associative value for their contribution to the understanding of the historical development of the King-Spadina neighbourhood where they are located on Plan 1B, one of the earliest residential subdivisions in York (Toronto), which was registered in 1829 before the incorporation of the City. The construction of the house form buildings at 122 and 124 Peter Street contributed to the evolution of the King-Spadina area, from its origins in the early 1800s as an institutional enclave (where the third Provincial Parliament Buildings were located) adjoined by residential subdivisions, to its transformation a century later as Toronto's new manufacturing district following the Great Fire of 1904. The Thomas Johnston Houses remained in residential use despite the changes around them and, with the neighbouring semi-detached houses at 118 and 120 Peter Street and 357 and 359 Richmond Street, reflect the late-19th century residential appearance of this part of King-Spadina.

Contextually, the properties at 122 and 124 Peter Street support the historical character of the King-Spadina neighbourhood as it developed and evolved in the 19th century from an institutional enclave and residential neighbourhood to the city's industrial sector. The Thomas Johnston Houses are historically and visually linked to their surroundings on Peter Street, south of Richmond Street West, where they complement in scale and vintage the surviving semi-detached house form buildings at 118 and 120 Peter Street

directly south and 357 and 359 Richmond Street West to the northwest (the Richmond Street properties are recognized on the City of Toronto's Heritage Register).

Heritage Attributes

The heritage attributes of the Thomas Johnston Houses on the properties at 122 and 124 Peter Street are:

- The placement, setback and orientation of the buildings on the west side of Peter Street, south of Richmond Street West
- The scale, form and massing of the pair of 2½-storey semi-detached house form buildings with the rectangular-shaped plans
- The cross-gable roof with the returned eaves, the brick chimneys on the north and south ends and, on the east slope, the central gable with the decorative wood work
- The materials, with the stucco cladding and the wood trim
- On the principal (east) elevation, the central frontispiece with the pairs of segmental-arched window openings in the first and second stories, the round-arched opening in the attic, and the wood trim
- On the central frontispiece, the placement of the entrances on the side elevations (north and south) in round-arched surrounds with transoms and wood detailing
- On the east elevation flanking the frontispiece, the pairs of segmental-arched window openings with wood trim in the first and second stories
- The south elevation of 120 Peter Street, which is viewed from Peter Street and retains a round-arched opening with wood trim in the attic level
- The north elevation of 122 Peter Street, which is concealed by the adjoining building

STATEMENT OF SIGNIFICANCE:
457 AND 459 RICHMOND STREET WEST
(REASONS FOR DESIGNATION)

ATTACHMENT 4

The properties at 457 and 459 Richmond Street West are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for listing.

Description

Located on the south side of Richmond Street West between Peter Street (east) and Spadina Avenue (west), the properties at 357 and 359 Richmond Street West contain a pair of 2½-storey semi-detached house form buildings. The houses were completed in 1889 for Margaret Grimmon, whose family retained 357 Richmond until 1909 and 359 Richmond until the World War II era. The properties were listed on the City of Toronto's Heritage Register in 2015.

Statement of Cultural Heritage Value

The properties at 357 and 359 Richmond Street West have cultural heritage value as surviving examples of semi-detached house form buildings designed in the Bay-n-Gable style that is linked to Toronto and identified by the arrangement of the principal (north) elevations as mirror images with bay windows surmounted by projecting gables. At the end of the 19th century, the Toronto Bay-n-Gable style was particularly favoured for semi-detached houses in the city's residential neighbourhoods, including King-Spadina where the Margaret Grimmon Houses are among a select group of surviving examples.

The Margaret Grimmon Houses have associative value for their contribution to the understanding of the historical development of the King-Spadina neighbourhood where they are located on one of the earliest residential subdivisions in York (Toronto), which was registered as Plan 1B in 1829. Their construction as house form buildings in the late 19th century was part of the evolution of the King-Spadina area, from its origins in the early 1800s as an institutional enclave (where the third Provincial Parliament Buildings were located), to its transformation a century later as Toronto's new manufacturing district following the Great Fire of 1904. As part of the ongoing changes in King-Spadina, the Margaret Grimmon Houses were converted in the later 20th century for light industrial, then commercial uses, and remain important surviving examples of the historical development of the neighbourhood.

Contextually, the properties at 457 and 459 Richmond Street West support the historical character of the King-Spadina neighbourhood as it developed and evolved in the 19th century from an institutional enclave and residential neighbourhood to the city's industrial sector. The Margaret Grimmon Houses are historically and visually linked to their surroundings on Richmond Street West in the block between Peter Street (east) and Spadina Avenue (west) where they remain the only surviving residential buildings. They are adjacent to the significant former manufacturing complex at 401 Richmond Street West, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes

The heritage attributes of the Margaret Grimmon Houses on the properties at 357 and 359 Richmond Street West are:

- The placement, setback and orientation of the buildings on the south side of Richmond Street West between Peter Street and Spadina Avenue
- The scale, form and massing of the pair of 2½-storey Bay-n-Gable house form buildings with the rectangular-shaped plans
- The cross-gable roofs, with the wood detailing in the north gables
- The materials, with the brick exterior walls and the brick, stone and wood detailing (the exterior brickwork has been clad with stucco)
- The arrangement of the principal (north) elevations of the houses as mirror images, where the main entrances with the flat-headed transoms are raised and placed side-by-side in the centre of the first (ground) floor between the two-storey bay windows
- The fenestration, with the flat-headed window openings in the first (ground) floor and the attic half-storey, and the segmental-arched openings in the second storey
- The side elevations (east and west), which are viewed from Richmond Street West

ATTACHMENT 5

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



THOMAS JOHNSTON HOUSES
122 AND 124 PETER STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

November 2016

1. DESCRIPTION



Cover: current photograph showing the properties at 122 and 124 Peter Street (Heritage Preservation Services, 2016); above: archival photograph of the Thomas Johnston Houses in 1991 (Toronto Historical Board)

122 and 124 Peter Street: Thomas Johnston Houses	
ADDRESS	122 and 124 Peter Street (west side, south of Richmond Street West)
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 1B, Lot 6
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Thomas Johnston Houses
CONSTRUCTION DATE	1871
ORIGINAL OWNER	Thomas Johnston, carpenter
ORIGINAL USE	Residential (semi-detached house form buildings)
CURRENT USE*	Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Thomas Johnston, attrib.
DESIGN/CONSTRUCTION/MATERIALS	Stucco cladding with wood trim
ARCHITECTURAL STYLE	Gothic Revival
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Listed on the City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	November 2016

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 122 and 124 Peter 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
1797	The original Town of York is extended west to Peter Street
1811	George Crookshank purchases "Lot H", a 10-acre parcel west of Peter Street in the Town of York Plan
1829	Crookshank registers Plan 1B on his property and sells Lot 6 in 1835
1853	Henry Willmot (owner of the adjoining Lot 7, directly north) purchases Lot 6
1858	Boulton's Atlas illustrates the land adjoining the southwest corner of present-day Peter and Richmond Streets before the subject buildings are in place
1870	Mary Willmot conveys Lot 6 to Thomas R. Johnston, who mortgages the property the next year and acquires a subsequent mortgage in 1874
1871 Apr	The tax assessment rolls record two "unfinished houses" on Johnston's property, which are described as "rough cast" (stucco)
1871 May	In the City Directory, Johnston is recorded at "144 Peter", where he operates his carpentry business
1872 June	According to Irwin's Directory, the subject properties at "144 and 146 Peter Street" are occupied by "F. Clemen" and "Mrs. A. (Augusta) Gordon", respectively
1884	The first Goad's Atlas for King-Spadina shows the roughcast (stucco) houses at present-day 122 and 124 Peter Street (the houses are illustrated on subsequent atlases up to 1923)
1888	Johnston conveys Lot 6 to Alexander Mackenzie, whose descendants retain part of the site for nearly a century
1954	The semi-detached houses are illustrated on the Underwriters' Survey Bureau's atlas amongst the industrial and commercial buildings that characterize King-Spadina in the post-World War II era
1974	The properties at 122 and 124 Peter Street are listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register)
2016	122 and 124 Peter Street are identified as contributing heritage properties in the King-Spadina Heritage Conservation District Plan [Draft]

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood:

The properties at 122 and 124 Peter Street are located in the King-Spadina neighbourhood, which is named for the major cross-roads of King Street West and Spadina Avenue. Following the founding of (York) Toronto in the late 18th century, the area west of the townsite was set aside for the Military Reserve where (Old) Fort York

was established at the entrance to the harbour. The rapid growth of the community resulted in its westward extension to Peter Street as “New Town” where an institutional enclave was created by Upper Canada College’s original campus, the third Provincial Parliament Buildings, and the first General Hospital. These early landmarks were adjoined by residential buildings that ranged from impressive mansions near the waterfront to more modest dwellings tucked along the street streets. The transformation of this area to an industrial sector began in the late 1800s after the inaugural steam railways extended their tracks through King-Spadina. Following the Great Fire of 1904, the intersection of King Street West and Spadina Avenue marked the hub of Toronto’s new manufacturing district. With much of the housing stock replaced by large-scale warehouses and factories, King-Spadina remained an active industrial centre until World War II, after which the exodus of manufacturers to Toronto’s suburbs began. With the removal of the restrictive industrial zoning in the 1990s, King-Spadina was revitalized as a popular mixed use neighbourhood where the surviving heritage buildings merited study as a potential Heritage Conservation District (HCD).

Archival maps and atlases (including those found in Section 6 below) trace the development of King-Spadina and illustrate the appearance of the subject properties at 122 and 124 Peter Street.

122 and 124 Peter Street:

The subject properties at 122 and 124 Peter Street occupy land that was surveyed under the Town of York Plan in the late 18th century (and illustrated on the 1818 plan attached as Image 2). Lot “H”, a ten-acre parcel on the west side of Peter Street adjoining the Military Reserve, was acquired by George Crookshank in 1811. Crookshank subdivided and registered his allotment under Plan 1B in 1829 and sold Lot 6 (the future site of 122 and 124 Peter Street) six years later (Image 3). Following its acquisition by members of the Willmot family, Lot 6 remained vacant when Boulton’s Atlas was published in 1858 (Image 4). Part of the parcel was purchased by Thomas R. Johnston in 1870. A carpenter who established his business at the rear of the property, Johnston likely constructed the pair of rough cast (stucco) semi-detached houses that were described as “unfinished” in 1871. The next year, Johnston rented the premises numbered “144 and 146 Peter Street” to “F. Clemen” (whose profession was not named in the City Directory) and widow Augusta Gordon. The buildings were shown on the first Goad’s Atlas covering the King-Spadina neighbourhood in 1884. Four years later, Johnston sold the properties at 122 and 124 Peter Street to Alexander Mackenzie, whose descendants retained part of the tract for a century.

In 1974, the Thomas Johnston Houses were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register). Within the King-Spadina neighbourhood, the properties at 122 and 124 Peter Street were studied as part of the potential Heritage Conservation District (HCD) for the area. The King-Spadina HCD Plan [Draft] identifies the Thomas Johnston Houses as contributing heritage properties.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 122 and 124 Peter Street are found on the cover and in Sections 2 and 6 of this report. The Thomas Johnston Houses are among

the earliest surviving semi-detached house form buildings in the King-Spadina neighbourhood. Their design, which places the separate entrances to the dwellings on the sides of a central frontispiece beneath a shared gable, gives the appearance of a single detached house. The detailing of the buildings, particularly the gable with the decorative woodwork, is linked to the popular Gothic Revival style, which was introduced to North America in the mid-19th century.¹ While identified with ecclesiastical buildings, Gothic Revival features were adapted for residential buildings as the result of widely-circulated architectural pattern books and periodicals, including “The Canada Farmer” (Image 9). The Thomas Johnston Houses predate the buildings at 133 and 135 Bathurst Street (c.1890), which are other examples of semi-detached houses in King-Spadina reflecting the Gothic Revival style, but are prototypical Toronto Bay-n-Gable houses with the mirror-images designs with twin gables and bay windows (Image 12).²

The Thomas Johnston Houses rise 2½-stories and are covered by a cross-gable roof with returned eaves, brick end chimneys and, on the east slope, a central gable with decorative woodwork. The houses are clad with stucco and have brick and wood trim. The principal (east) elevations are organized by the central frontispiece that displays segmental-arched openings in the first (or ground) and second stories with a round-arched window in the attic level. At the base of the frontispiece, the entrances to the units are placed on the side elevations (north and south) in round-arched surrounds with transoms. The south end elevation of 122 Peter Street is viewed from the street and retains the round-arched attic opening. The north end elevation of 124 Peter Street is concealed by the neighbouring building.

iv. CONTEXT

Shown on the location map and aerial photograph attached as Image 1, the properties at 122 and 124 Peter Street are found on the west side of the street, directly south of Richmond Street West.

The Thomas Johnston Houses are adjoined on the north and south by residential building types, including the semi-detached houses at 118 and 120 Peter Street, which have been identified as contributing heritage properties in the King-Spadina HCD Plan [Draft]. Directly northwest, the neighbouring properties at 357 and 359 Richmond Street contain a pair of semi-detached house form buildings dating to the late 1880s that are also recognized on the City of Toronto’s Heritage Register. With the area now dominated by industrial and commercial buildings identified with the early-20th century industrial development of King-Spadina, and the current redevelopment of the neighbouring with residential and commercial buildings, the properties at 122 and 124 Peter Street reflect the 19th-century appearance of the community.

1 The distinctive frontispiece is also identified with the Italianate style, popular during the same era, but also appears on Gothic Revival designs (Blumenson, 41)

2 The Toronto Bay-n-Gable style is coined in McHugh’s “Toronto Architecture: A City Guide” (2nd ed., 1989)

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 122 and 124 Peter Street have cultural heritage value as early surviving examples of semi-detached house form buildings in the King-Spadina neighbourhood. The vintage of the Thomas Johnston Houses is evident in the material (roughcast or stucco), as well as the placement of the entrances in the central frontispiece surmounted by a single gable that pays homage to the popular Gothic Revival style and gives the semi-detached buildings the appearance of a single detached house.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

The Thomas Johnston Houses have associative value for their contribution to the understanding of the historical development of the King-Spadina neighbourhood where they are located on Plan 1B, one of the earliest residential subdivisions in York (Toronto), which was registered in 1829 before the incorporation of the City. The construction of the house form buildings at 122 and 124 Peter Street contributed to the evolution of the King-Spadina area, from its origins in the early 1800s as an institutional enclave (where the third Provincial Parliament Buildings were located) adjoined by residential subdivisions, to its transformation a century later as Toronto's new manufacturing district following the Great Fire of 1904. The Thomas Johnston Houses remained in residential use despite the changes around them and, with the neighbouring semi-detached houses at 118 and 120 Peter Street and 357 and 359 Richmond Street, reflect the late-19th century residential appearance of this part of King-Spadina.

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

Contextually, the properties at 122 and 124 Peter Street support the historical character of the King-Spadina neighbourhood as it developed and evolved in the 19th century from an institutional enclave and residential neighbourhood to the city's industrial sector. The Thomas Johnston Houses are historically and visually linked to their surroundings on Peter Street, south of Richmond Street West, where they complement in scale and vintage the surviving semi-detached house form buildings that adjoin them at 118 and 120 Peter Street and 357 and 359 Richmond Street West (the Richmond Street properties are recognized on the City of Toronto's Heritage Register).

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 122 and 124 Peter Street have cultural heritage value for their design, historical associations and context. Located on the west side of the street, south of Richmond Street West, the Thomas Johnston Houses are important surviving examples of late-19th century semi-detached houses with Gothic Revival styling in the King-Spadina neighbourhood that contribute to the character of the area and reflect its historical development and evolution.

5. SOURCES

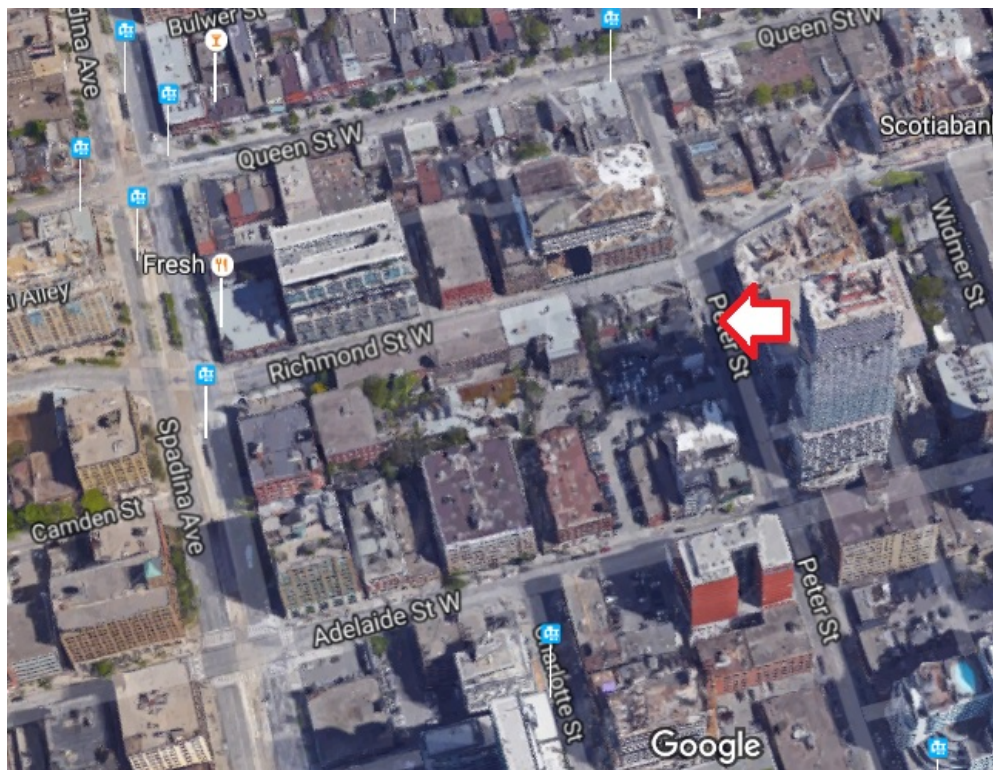
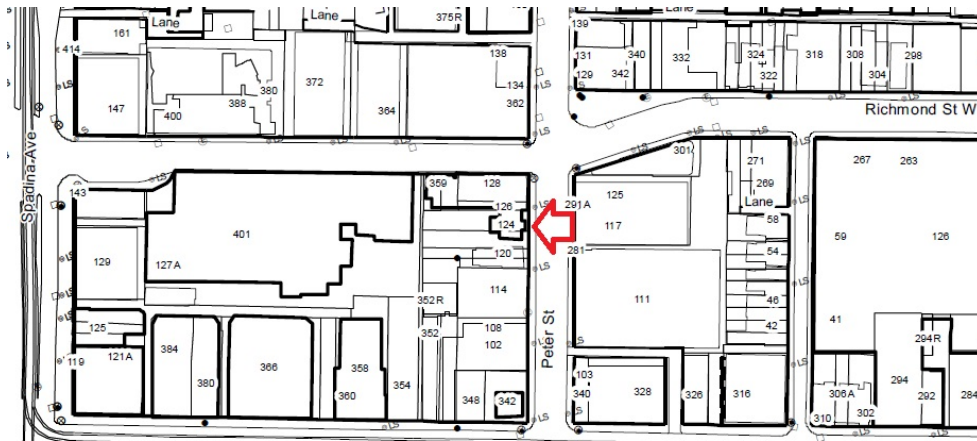
Archival Sources:

- Abstract Indices of Deeds, Town of York Plan, Block H, 1818, and Plan 1B, Lot 7, 1829
- Archival Photographs, Toronto Historical Board
- Assessment Rolls, City of Toronto, St. Andrew's Ward, 1880-92, and Ward 4, Division 1, 1893 ff.
- Boulton's Atlas, 1858
- Building Permit #132, April 20, 1889
- City of Toronto Directories, 1850 ff.
- Goad's Atlases, 1884-1923
- Plan of York, 1818
- Underwriters' Insurance Bureau Atlas, Vol. 1, 1954

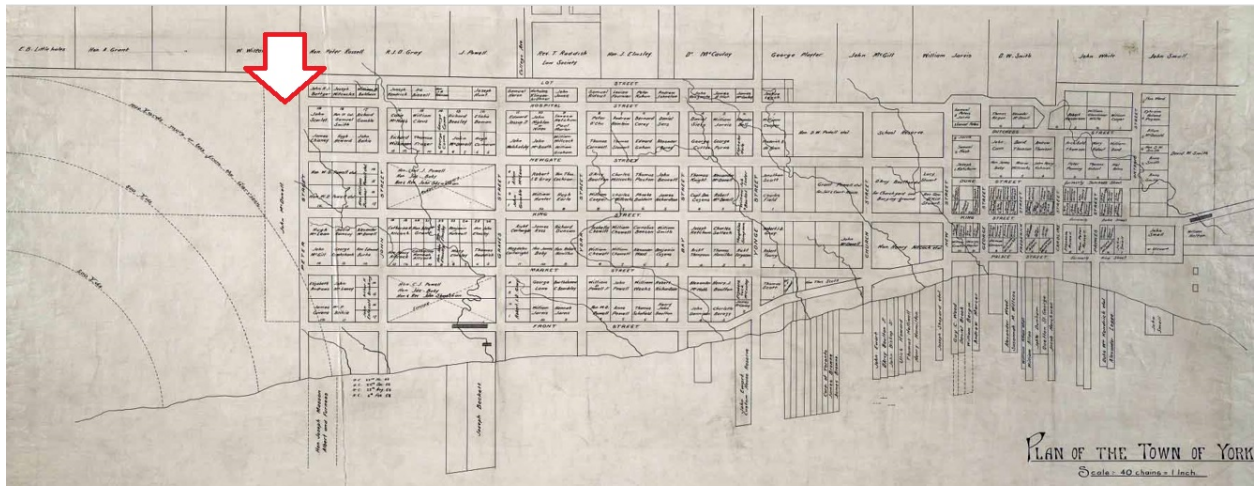
Secondary Sources:

- Blumenson, John, *Ontario Architecture*, 1990
- Downing, A. J. *The Architecture of Country Houses*, 1850 (Reprint, 1969)
- *King-Spadina Heritage Conservation District Plan [Draft]*, 2016
https://hcdtoronto.files.wordpress.com/2016/10/161025_ks-hcd-plan-draft1.pdf
- Lundell, Liz, *The Estates of Old Toronto*, 1998
- McHugh, Patricia, *Toronto Architecture: A City Guide*, 2nd ed., 1989
- Robertson, J. R. *Landmarks of Toronto*,
<http://www.landmarksoftoronto.com/the-mclean-homestead/>

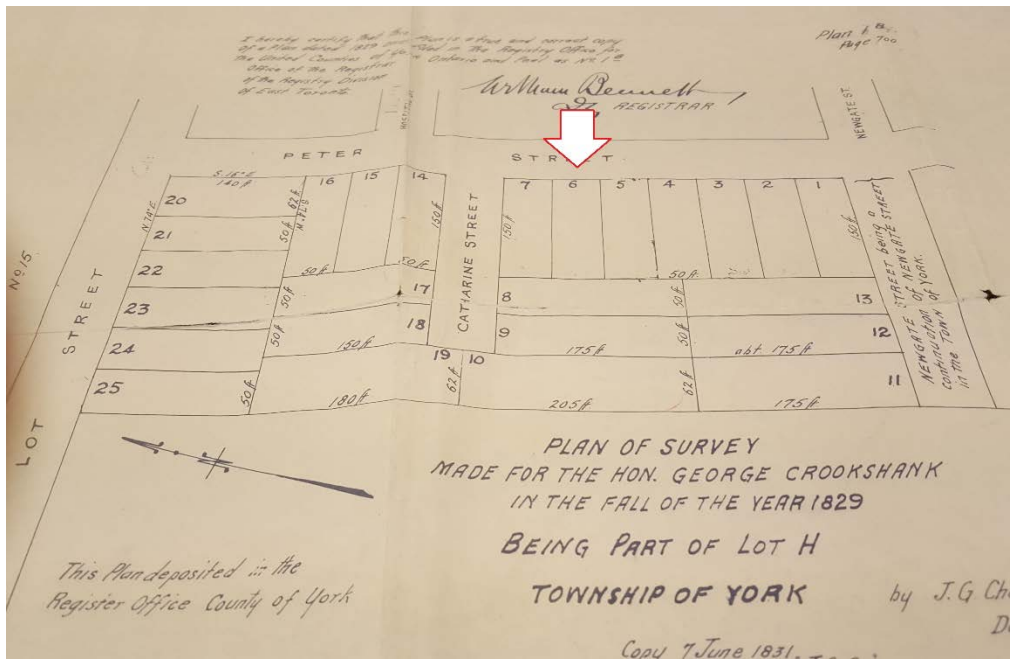
6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the subject properties. All images are oriented with north on the top unless indicated in the captions.



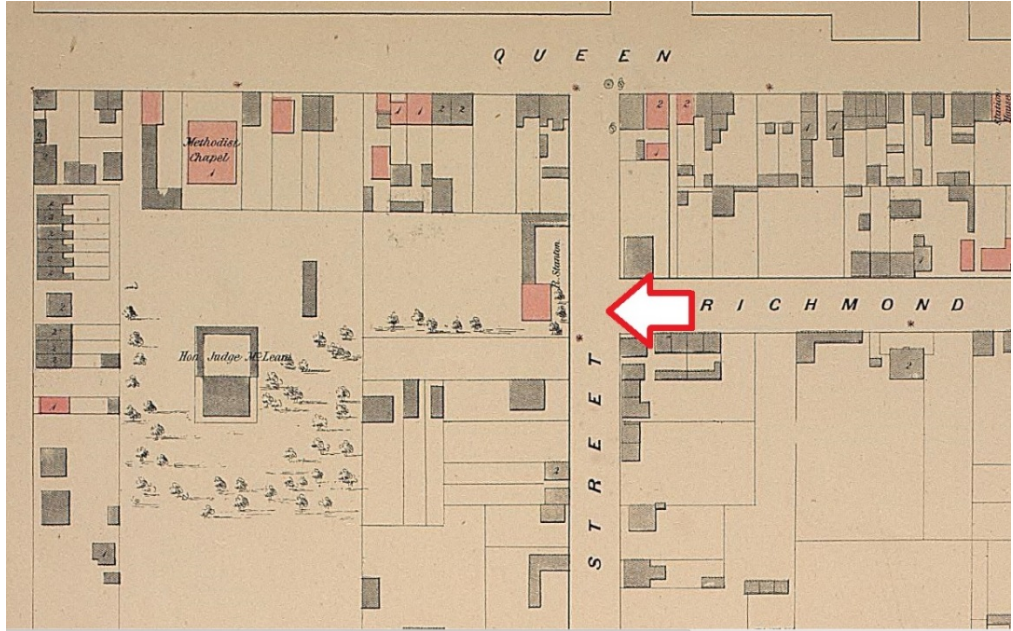
1. Location Map and Aerial Photograph, 122 and 124 Peter Street: showing the location of the properties at 122 and 124 Peter Street on the west side of the street, south of Richmond Street West (City of Toronto Property Data Map and www.bing.com/maps).



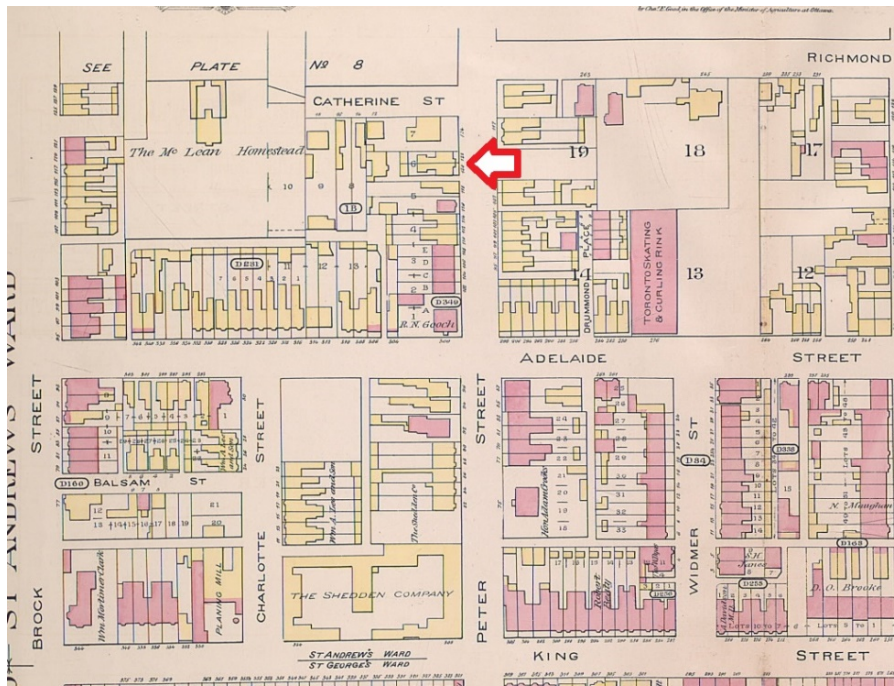
2. Plan, Town of York, 1818: showing the westward expansion of the Town of York to Peter Street where Block H (adjoining the remaining Military Reserve) was granted to John McDonell and conveyed to George Crookshank as the future location of Plan 1B.



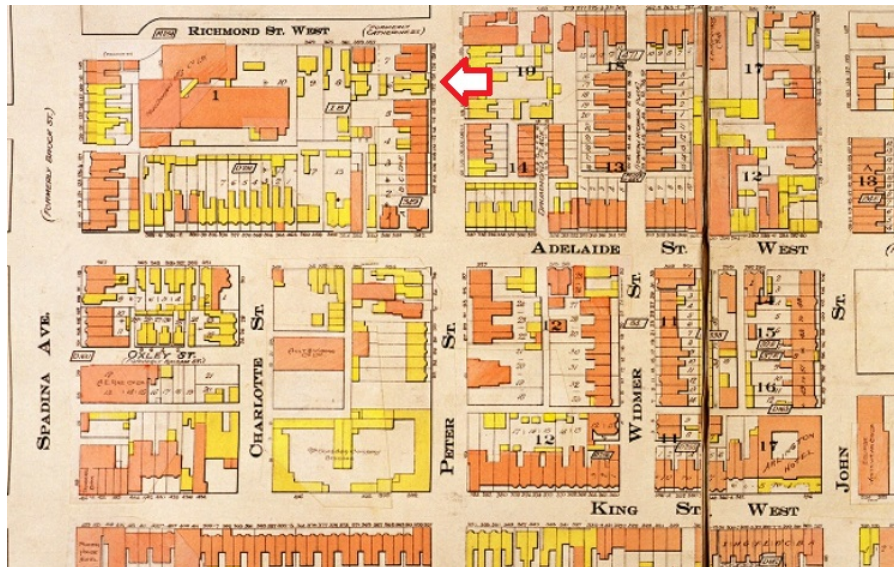
3. Plan 1B, 1829: Lot 6, the future location of the subject properties, is shown on the plan, which is oriented with north on the left where Lot Street was later renamed Queen Street.



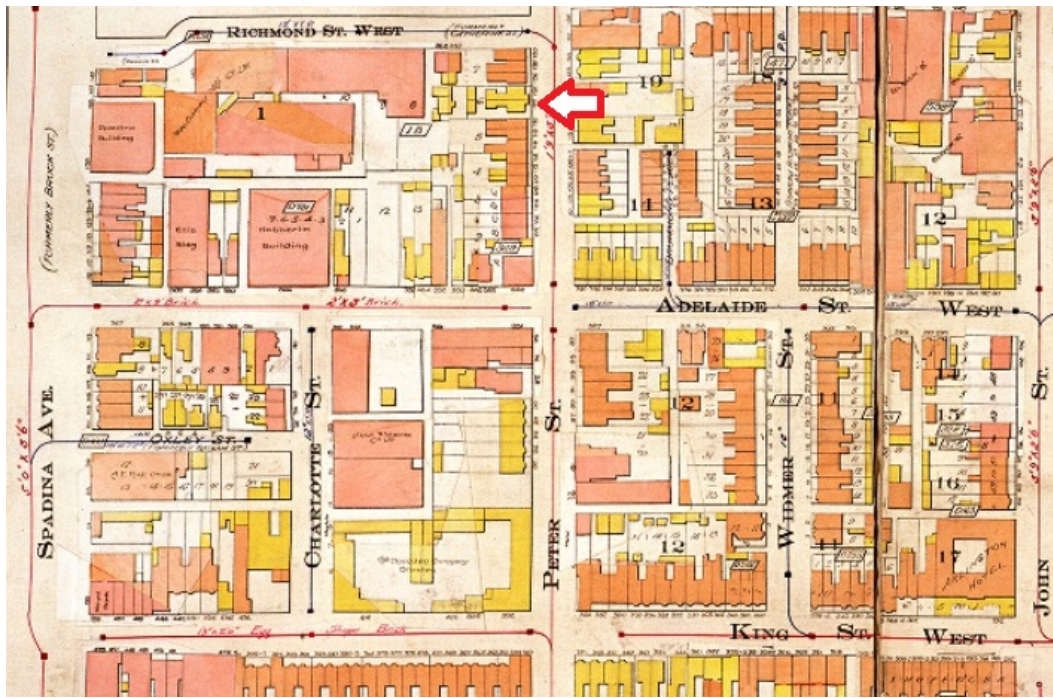
4. Boulton's Atlas, 1858: showing Lot 6 prior to development with the residential subdivision around the McLean Estate to the west (left).



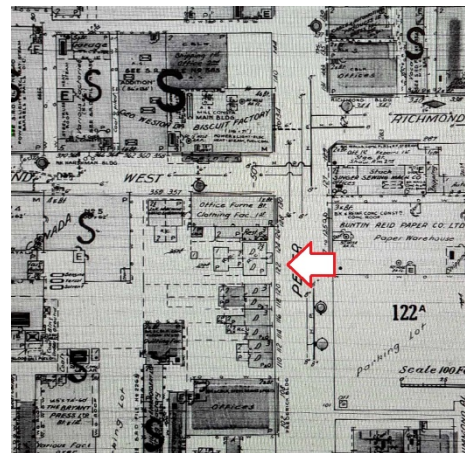
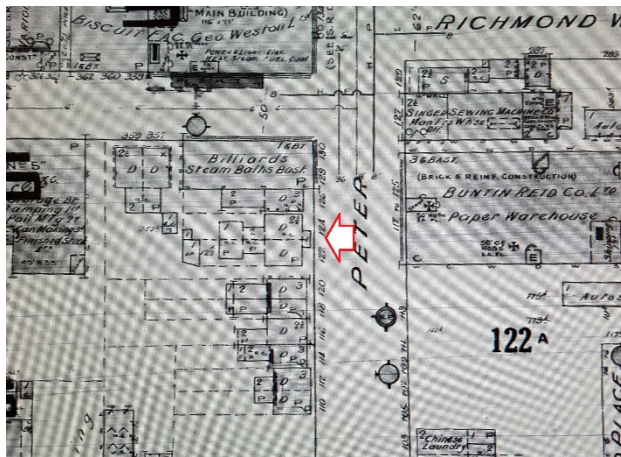
5. Goad's Atlas, 1884: the first Goad's illustrating this part of Toronto shows the subject buildings in place in the predominantly residential neighbourhood, east of the McLean Estate.



6. Goad's Atlas, Volume 1, 1910 revised to 1912: showing the subject properties after Richmond Street West was extended west from Peter Street to Spadina Avenue.



7. Goad's Atlas, Volume 1, 1910 revised to 1923: the update illustrates the influx of manufacturing facilities, replacing residential housing in the block outlined by Richmond, Peter and Adelaide streets and Spadina Avenue.



8. Underwriters' Survey Bureau Atlases, Volume 1, 1921 revised to 1943 (left) and 1954 (right): showing the subject properties during and after World War II when they remained residential housing.



9. Illustration, "Canada Farmer," 1865: showing an extract from a publication that influenced the development of the Gothic Revival style in Canada, including the Thomas Johnston Houses in Toronto (Blumenson, 41).



10. Gross's Bird's Eye View of Toronto, 1876: showing the subject buildings on Peter Street south of Catharine Street.



11. Archival Photographs, Peter Street, 1949: showing the semi-detached houses in the context of the adjoining commercial and industrial buildings between Adelaide and Richmond streets (City of Toronto Archives, Series 372, Item 1962).



12. Photographs, 122 and 124 Peter Street, 1973 (left), and 133-135 Bathurst Street, 2015 (right): contrasting the Gothic Revival-styled Thomas Johnston House with its central gable (left) with the other semi-detached houses (c. 1890) in King-Spadina designed as Toronto Bay-n-Gable houses with Gothic Revival detailing (Toronto Historical Board and Heritage Preservation Services).



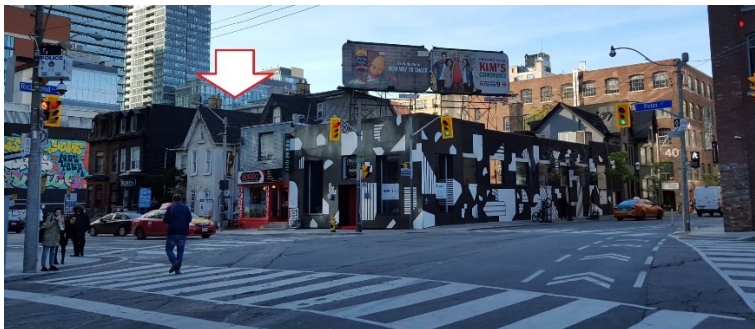
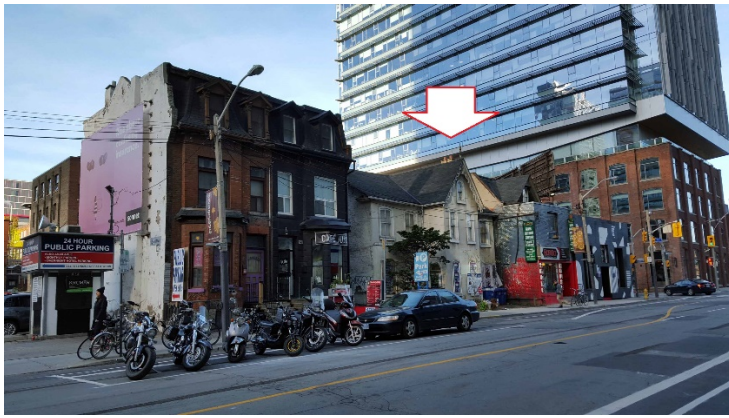
13. Archival Photographs, 122-124 Peter Street, 1973: showing the principal (east) elevations of the semi-detached houses (above), and their context on the west side of Peter Street between Adelaide and Richmond streets (below) (City of Toronto Archives, Fonds 2043, File 26).



14. Archival Photograph, 122-124 Peter Street, 1991: showing the subject properties in their context on the west side of the street, south of the jog of Richmond Street West (City of Toronto Archives, Series 1465, Item 7).



15. Current Photograph, 122 and 124 Peter Street, 2016: showing the east (right) and south (left) elevations (Heritage Preservation Services).



16. Current Photographs, 122 and 124 Peter Street, 2016: looking north on Peter Street and showing the subject properties on the west side (above), the principal (east) elevations (centre), and the view southwest from the corner of Richmond and Peter streets (below) (Heritage Preservation Services).

ATTACHMENT 6

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



MARGARET GRIMMON HOUSES
357-359 RICHMOND STREET WEST, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

November 2016

1. DESCRIPTION



Above: Looking west from Peter Street, the properties at 357 and 359 Richmond Street West are shown on the south side of the street (Heritage Preservation Services, 2016); cover: principal (north) elevations of the Margaret Grimmon Houses (Heritage Preservation Services, 2016).

357 and 359 Richmond Street West: Margaret Grimmon Houses	
ADDRESS	357 and 359 Richmond Street West (south side, west of Peter Street)
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 1B, part Lot 7
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	Margaret Grimmon Houses
CONSTRUCTION DATE	1889
ORIGINAL OWNER	Margaret Grimmon, widow
ORIGINAL USE	Residential (semi-detached houses)
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	None identified
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	Toronto Bay-n-Gable
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Kathryn H. Anderson
REPORT DATE	November 2016

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 357 and 359 Richmond Street West, and applies evaluation criteria to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1797	The original Town of York is extended west to Peter Street
1811	George Crookshank purchases "Lot H", a 10-acre parcel west of Peter Street
1829	Crookshank registers Plan 1B on his property
1838	Henry C. Willmott purchases Lot 7 on the southwest corner of Peter Street and "Catharine Street" (later renamed as part of the westward extension of Richmond Street West)
1858	Boulton's Atlas illustrates the property adjoining the southwest corner of present-day Peter and Richmond Streets before the subject buildings are in place
1870	Willmott's heirs transfer Lot 7 to Robert Grimmon
1884	Goad's Atlas shows the first buildings on Lot 7
1886	Robert Grimmon's widow, Margaret, begins selling parts of Lot 7 (coinciding with her relocation to the United States)
1889 Apr	Margaret Grimmon's son-in-law, Gilbert Cronshaw, receives a building permit for the pair of semi-detached houses at "11 and 13 Catharine Street" (present-day 357 and 359 Richmond Street West)
1889 Sept	Grimmon's houses are described as "unfinished" on the tax assessment rolls
1890 Sept	Robert Scott and Stewart Wells are Grimmon's tenants in the houses at "7 and 9 Catharine" according to the city directory
1890	The pair of semi-detached houses at present-day 357 and 359 Richmond are illustrated on Goad's Atlas
1909	Margaret Grimmon's daughter, Margaret Cronshaw, sells the property at 357 Richmond to Samuel Hyman
1939	Margaret Cronshaw's executor sells the property at 359 Richmond Street
1954	The subject properties on Peter and Richmond streets are illustrated on an Underwriters' Survey Bureau Atlas after they are repurposed for small-scale industry
2015	City Council lists the properties at 357 and 359 Richmond Street West on the City of Toronto's Heritage Register
2016	357 and 359 Richmond Street West are identified as contributing heritage properties in the King-Spadina Heritage Conservation District Plan [Draft]

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood:

The properties at 357 and 359 Richmond Street West are located in the King-Spadina neighbourhood, which is named for the major cross-streets of King Street West and Spadina Avenue. In the late 18th century when Toronto was founded as the Town of York, the area west of the townsite was set aside as the Military Reserve where (Old) Fort York was established to guard the harbour. The community was extended west to Peter Street and the boundary of the military lands as “New Town” where Upper Canada College's first campus, the third Provincial Parliament Buildings and the first General Hospital created an institutional enclave. The adjoining residential neighbourhoods included impressive mansions near the waterfront, with more modest dwellings tucked along the side streets.

The transformation of King-Spadina began after the mid-19th century when the inaugural steam railways extended their tracks through the area. Following the Great Fire of 1904, the intersection of King Street West and Spadina Avenue marked the hub of Toronto's new manufacturing district. With much of the housing stock replaced by large-scale warehouses and factories, King-Spadina remained an active industrial centre until World War II, after which the exodus of manufacturers to Toronto's suburbs began. With the removal of the restrictive industrial zoning in the 1990s, King-Spadina was revitalized as a mixed-use neighbourhood. With its collection of surviving heritage buildings from all the periods of its development, in King-Spadina was authorized for study as a potential Heritage Conservation District (HCD) in 2012.

Historical maps and atlases, including those found in Section 6 below, trace the evolution of the King-Spadina neighbourhood where the properties at 357 and 359 Richmond Street West were developed.

357 and 359 Richmond Street West:

The subject properties at 357 and 359 Richmond Street West are located on land that was first subdivided under the Town of York Plan in 1797 (and illustrated on the 1818 map attached as Image 2). Lot “H,” a ten-acre parcel on the west side of Peter Street adjoining the Military Reserve, was acquired by George Crookshank in 1811. Crookshank subdivided and registered his acreage under Plan 1B in 1829 (Image 3). A decade later, Henry C. Willmot purchased Lot 7 on the southwest corner of Peter Street and “Catherine Street” (which was renamed following the westward extension of Richmond Street West to Spadina Avenue). The first structures on Willmot’s allotment were illustrated on Boulton’s Atlas in 1858 (Image 4).

In 1870, Robert Grimmon acquired Lot 7 from Willmot’s heirs, residing in the existing dwelling near the southwest corner of present-day Richmond and Peter streets. Following Grimmon’s death, his widow, Margaret Grimmon remained on-site until she began subdividing the tract in 1886. Three years later, her son-in-law, Gilbert Cronshaw received a building permit for a pair of semi-detached house form buildings at “11 and 13 Catherine Street” (Image 6). Described as unfinished in September 1889

when the tax assessment rolls were compiled, by the next year the houses were tenanted, addressed at “7 and 9 Catherine Street” and illustrated on Goad’s Atlas (Image 7). When Richmond Street was extended west of Peter Street to Spadina Avenue, the subject properties received their current addresses (Image 9). The Grimmon family sold the property at 359 Richmond Street West in 1909, but retained the adjoining property at 357 Richmond until 1939. The house form buildings were repurposed for small-scale industrial uses by the post-World War II era (as illustrated on the atlas attached as Image 11).

With their location in the King-Spadina neighbourhood, the properties at 357 and 359 Richmond Street West were studied as part of the proposed King-Spadina HCD. Identified as contributing heritage properties within the HCD Plan [Draft], 357 and 359 Richmond Street West were listed on the City of Toronto’s Heritage Register in 2015.³

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 357 and 359 Richmond Street West are found on the cover and in Sections 2 and 6 of this report. The Margaret Grimmon Houses are prototypical examples of the Bay-n-Gable style favoured for multi-unit residential buildings at the end of the 19th century and described as “Toronto’s own and Toronto’s only, an anomaly indigenous to our city.”⁴ The majority of Toronto’s Bay-n-Gables were semi-detached houses, with the principal elevations designed as mirror images with side-by-side entrances (to reduce noise between the two households) flanked by bay windows under gables with window openings that provided maximum light to the interiors.⁵ While all Bay-n-Gables shared these features, individual buildings were distinguished by decorative detailing from the Victorian era, as well as varied window shapes. The Margaret Grimmon Houses are among the less than a dozen surviving examples of semi-detached house form buildings that are identified in the King-Spadina HCD Plan [Draft] (Images 17-18).⁶

The Margaret Grimmon Houses rise 2½-stories on rectangular-shaped plans covered by cross-gable roofs with wood detailing in the north gables. The brick cladding with the brick, stone and wood detailing has been concealed by stucco, but is documented in the archival photographs attached as Images 12 and 13. The principal (north) elevations of the houses are designed as mirror images with the main entrances centred in the first (ground) floor in flat-headed surrounds with transoms. The entries are surmounted by pairs of segmental-arched window openings. In the outer bays, the three-storey three-sided bay windows have flat-headed openings in the first floor and attic level and segmental-arched openings in the second storey. The east and west side elevations of the pair are viewed from Richmond Street West and the laneway adjoining the property at 359 Richmond.

3 https://hcdtoronto.files.wordpress.com/2016/10/161025_ks-hcd-plan-draft1.pdf

4 Cruikshank, 92

5 Cruikshank 96. The earliest Bay-n-Gables (including the first documented example in the Annex neighbourhood, shown in Image 16) featured single-storey bay windows, “abrupt roof shelters” that were replaced over time by full-length verandahs, and a combination of Italianate and Gothic Revival-inspired window shapes and detailing. The Bay-n-Gable style was also applied to row housing, with several examples in the King-Spadina neighbourhood

6 https://hcdtoronto.files.wordpress.com/2016/10/app-c_ks-hcd-plan-statements-of-contribution.pdf

Although the re-cladding of the exterior conceals the door and window detailing and part of the decorative woodwork in the gables has been removed, the Margaret Grimmon Houses retain their design and physical value and integrity as Bay-n-Gable house form buildings with the prototypical profile and the arrangement of the primary elevations as mirror images with bay windows beneath the roof gables.

iv. CONTEXT

Image 1 shows the location of the properties at 357 and 359 Richmond Street West on the south side of the street, west of Peter Street. They are adjoined by industrial buildings, including the former MacDonald Manufacturing Complex (now the 401 Richmond arts hub) at 401 Richmond Street West, which is designated under Part IV, Section 29 of the Ontario Heritage Act. In the block outlined by Richmond Street West, Peter Street, Adelaide Street West and Spadina Avenue, the Margaret Grimmon Houses are rare surviving reminders of the former residential character of the area, along with the Thomas Johnston Houses at 122 and 124 Peter Street (which are also listed on the City’s Heritage Register) and the neighbouring late-19th century semi-detached houses at 118 and 120 Peter Street (which are identified as contributing heritage properties in the King-Spadina HCD Plan [Draft]).

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto’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 357 and 359 Richmond Street West have cultural heritage value as surviving examples of semi-detached house form buildings designed in the Bay-n-Gable style that is linked to Toronto and identified by the arrangement of the principal (north) elevations as mirror images with bay windows surmounted by projecting gables. At the end of the 19th century, the Toronto Bay-n-Gable style was particularly favoured for semi-detached houses in the city’s residential neighbourhoods, including King-Spadina where the Margaret Grimmon Houses are among a select group of surviving examples.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A
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The Margaret Grimmon Houses have associative value for their contribution to the understanding of the historical development of the King-Spadina neighbourhood where they are located on one of the earliest residential subdivisions in York (Toronto), which was registered as Plan 1B in 1829. Their construction as house form buildings in the late 19th century was part of the evolution of the King-Spadina area, from its origins in the early 1800s as an institutional enclave (where the third Provincial Parliament Buildings were located), to its transformation a century later as Toronto's new manufacturing district following the Great Fire of 1904. As part of the ongoing changes in King-Spadina, the Margaret Grimmon Houses were converted in the later 20th century for light industrial, then commercial uses, and remain important surviving examples of the historical development of the neighbourhood.

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 457 and 459 Richmond Street West support the historical character of the King-Spadina neighbourhood as it developed and evolved in the 19th century from an institutional enclave and residential neighbourhood to the city's industrial sector. The Margaret Grimmon Houses are historically and visually linked to their surroundings on Richmond Street West in the block between Peter Street (east) and Spadina Avenue (west) where they remain the only surviving residential buildings. They are adjacent to the significant former manufacturing complex at 401 Richmond Street West, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 357 and 359 Richmond Street West have cultural heritage value for their design, historical associations and context. Located on the south side of Richmond Street West between Peter Street and Spadina Avenue where they are designed in the distinctive Toronto Bay-n-Gable style identified with the city, the Margaret Grimmon Houses (1889) are important surviving examples of late 19th century semi-detached houses that contribute to the character of the King-Spadina area where they reflect the historical development and evolution of the neighbourhood.

5. SOURCES

Archival Sources:

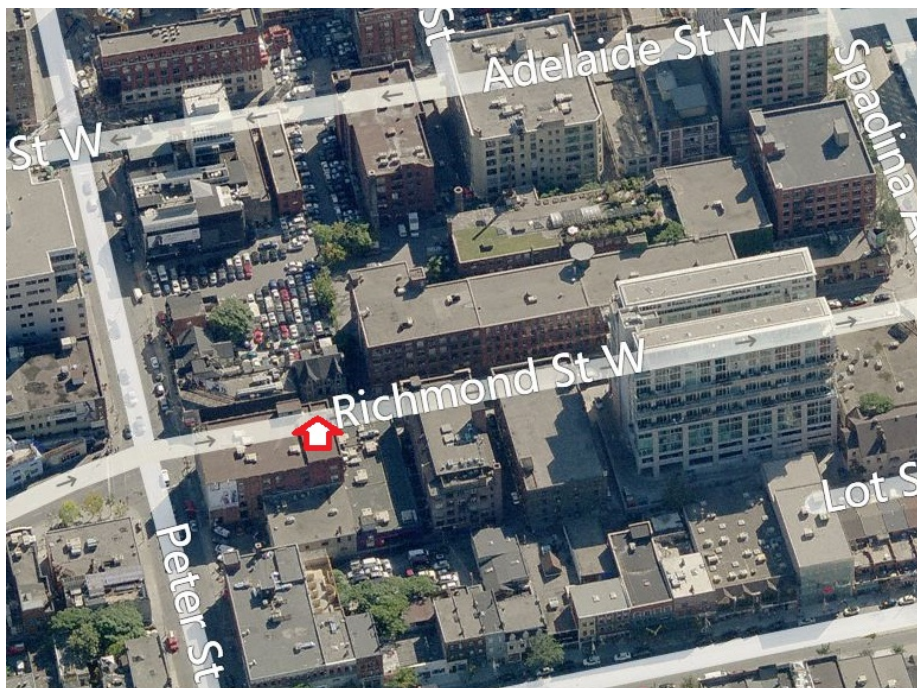
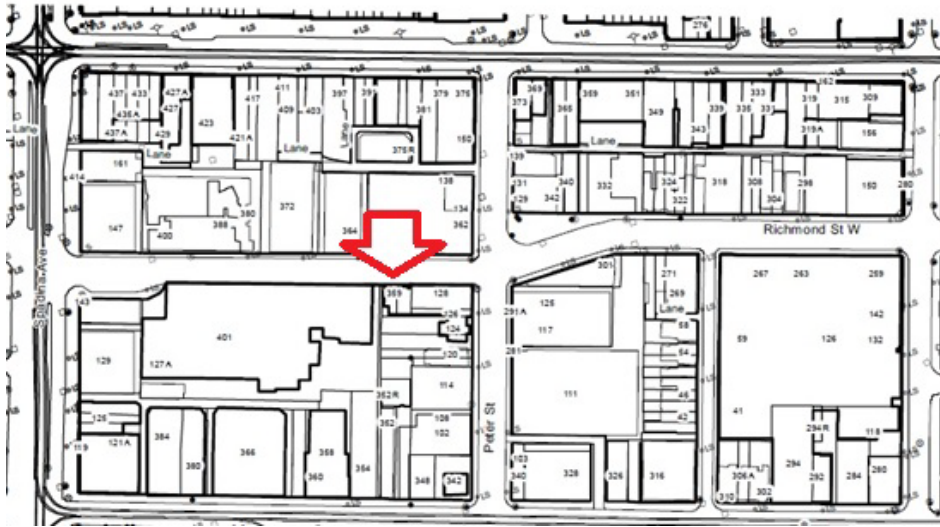
- Abstract Indices of Deeds, Town of York Plan, Block H, 1791, and Plan 1B, Lot 7, 1829
- Archival Photographs, City of Toronto Archives, Fonds 2043, File 26
- Assessment Rolls, City of Toronto, St. Andrew's Ward, 1880-92, and Ward 4, Division 1, 1893 ff.

- Boulton's Atlas, 1858
- Building Permit #132, April 20, 1889
- City of Toronto Directories, 1850 ff.
- Goad's Atlases, 1884-1923
- Plan of York, 1818
- Underwriters' Insurance Bureau Atlas, Vol. 1, 1954

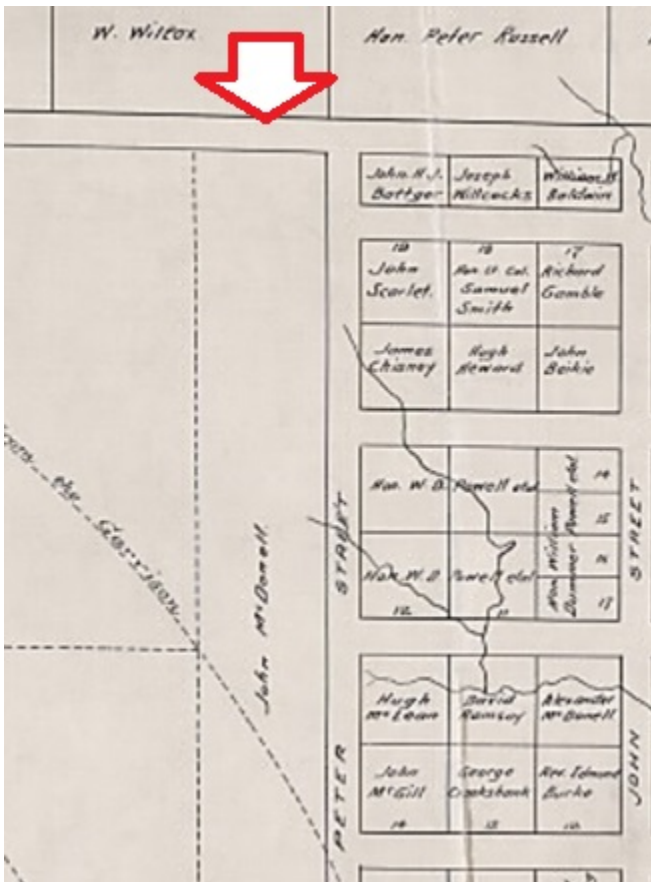
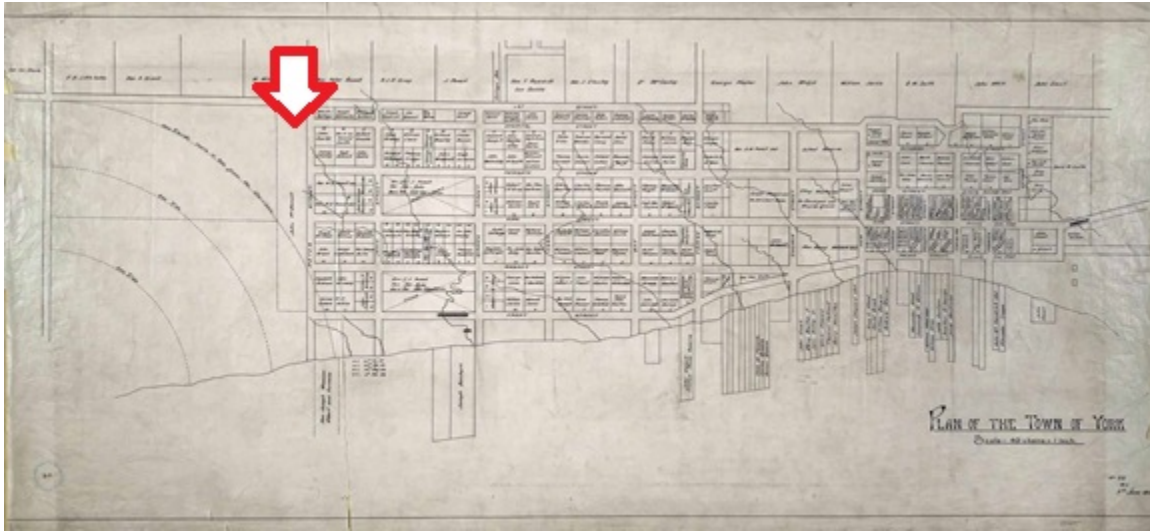
Secondary Sources:

- Cronshaw and Grimmon Family Records, www.ancestry.com
- Cruikshank, Tom, and John De Visser, *Old Toronto Houses*, 2003
- "401 Richmond: Building", www.401richmond.net
- *King-Spadina Heritage Conservation District Plan [Draft]*, 2016
https://hcdtoronto.files.wordpress.com/2016/10/161025_ks-hcd-plan-draft1.pdf
- Lundell, Liz, *The Estates of Old Toronto*, 1998
- McHugh, Patricia, *Toronto Architecture: A City Guide*, 2nd ed., 1989
- Robertson, J. R., *Landmarks of Toronto*,
<http://www.landmarksoftoronto.com/the-mclean-homestead/>

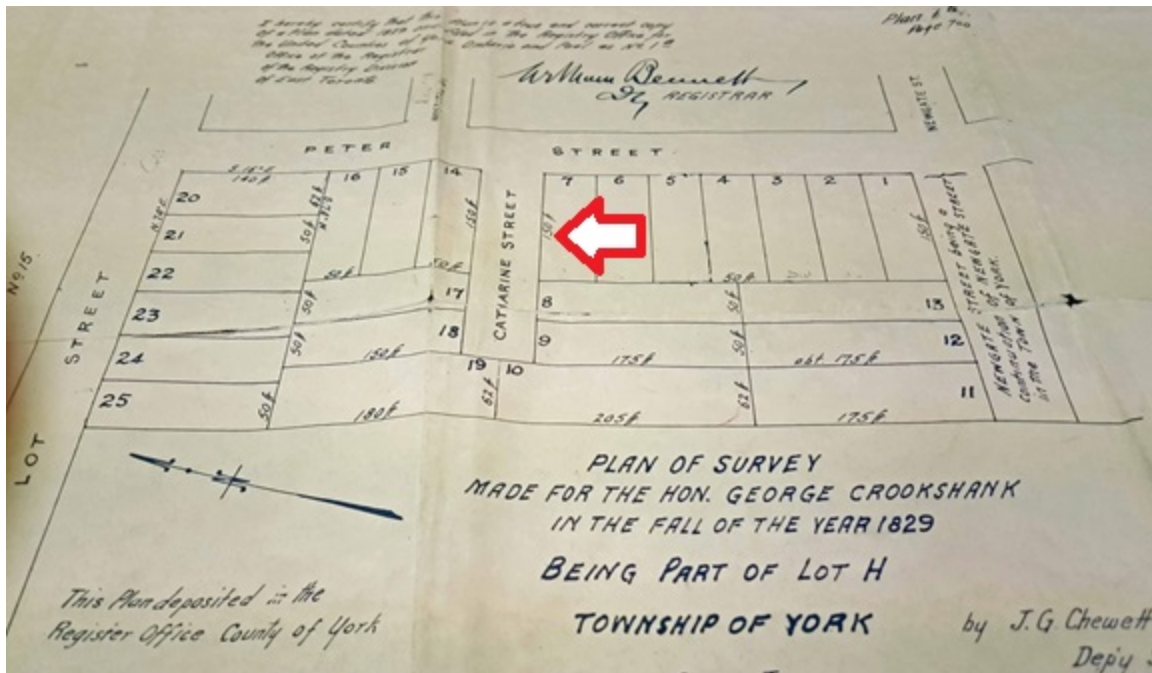
6. IMAGES – the archival images are organized chronologically, and the arrows mark the location of the subject properties. All images are oriented with north on the top unless indicated in the captions.



1. Location Maps: showing the properties at 357 and 359 Richmond Street West on the south side of the street, west of Peter Street. The bird's eye view is oriented with north on the bottom (City of Toronto Property Data Map and www.bing.com/maps).



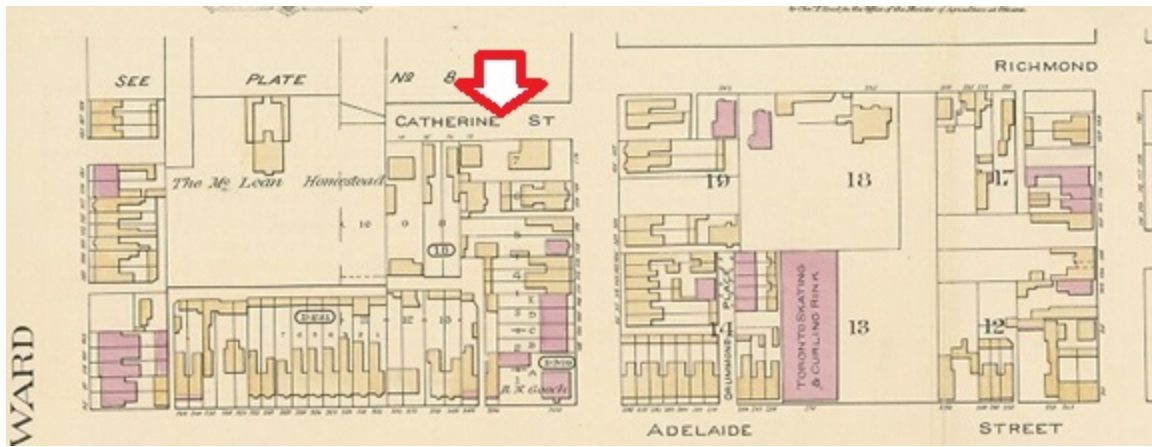
2. Plan, Town of York, 1818: showing the westward expansion of the Town of York to Peter Street where Block H (adjoining the remaining Military Reserve) was granted to John McDonell and conveyed to George Crookshank as the future location of Plan 1B.



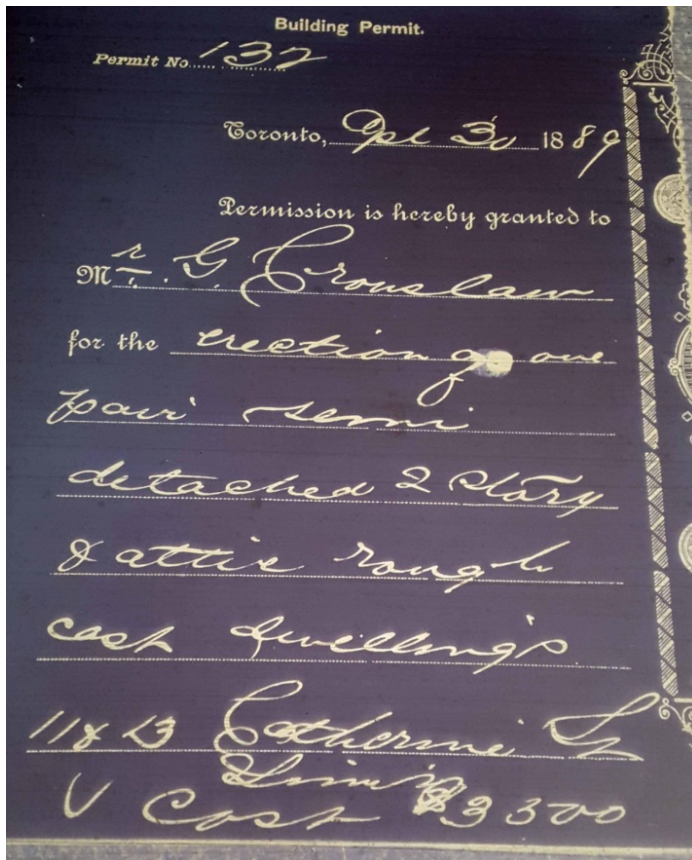
3. Plan 1B, 1829: showing the future location of the subject properties on part of Lot 7 with frontage on "Catharine Street" (which was renamed after the westward extension of present-day Richmond Street West). The plan is oriented with north on the left where Lot Street was later renamed Queen Street (Toronto Land Registry Office).



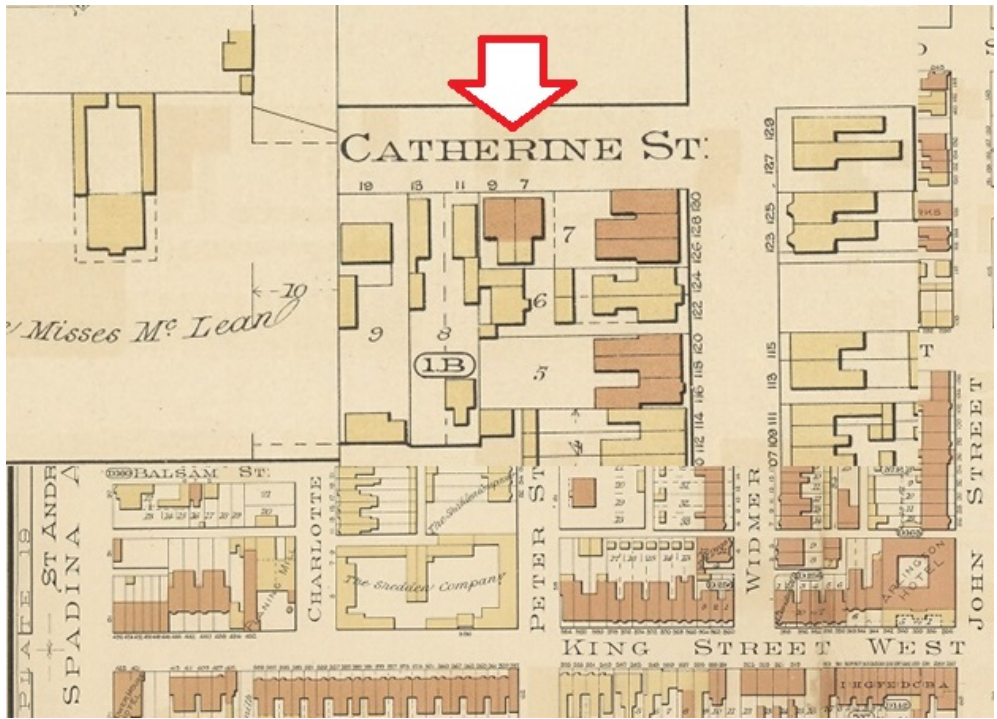
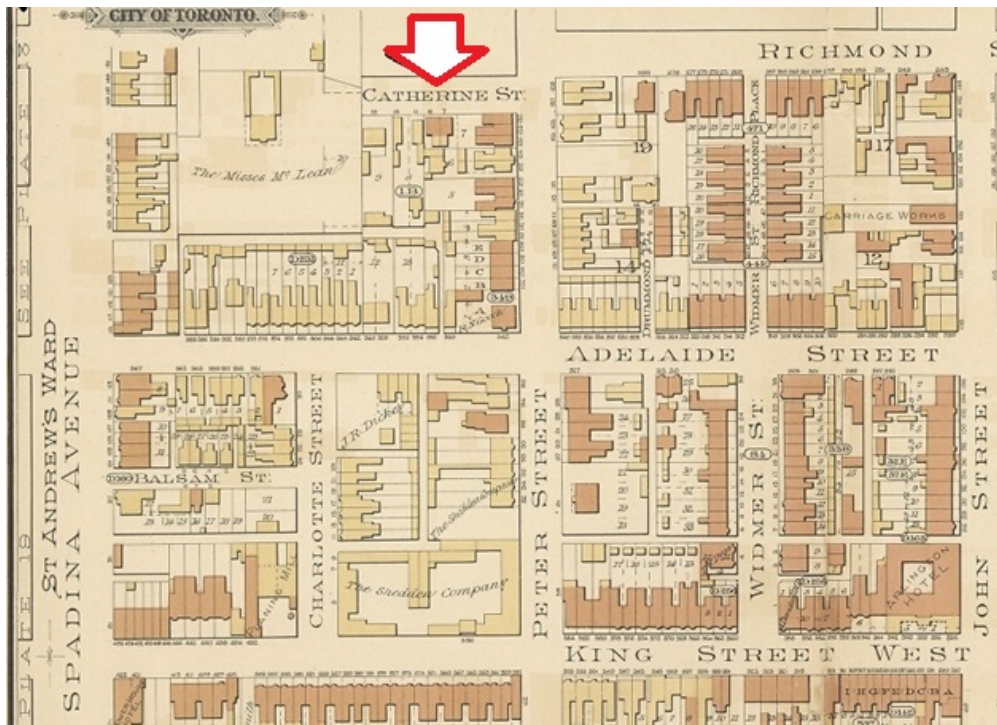
4. Boulton's Atlas, 1858: the original development of Lot 7 (Catharine Street is aligned but not named on the map) with modest buildings is shown with the residential subdivision around the McLean Estate to the west (left).



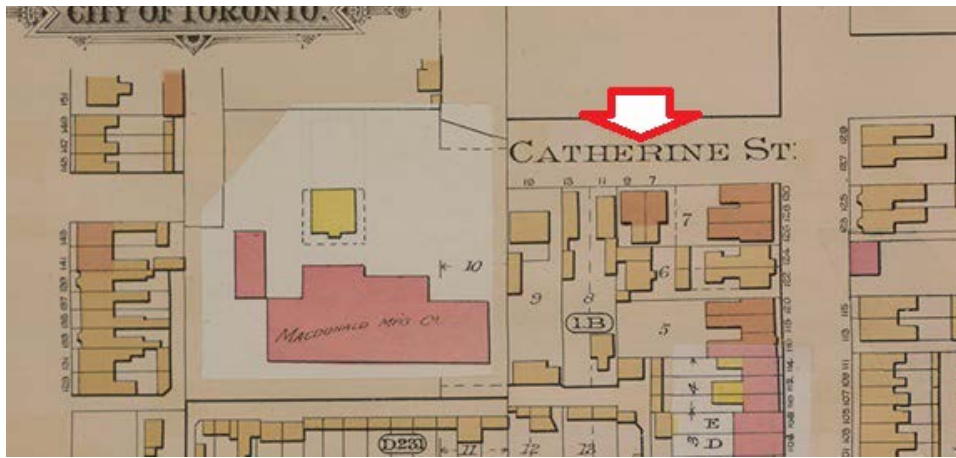
5. Goad's Atlas, 1884: the first Goad's for this part of Toronto shows the subject properties with the original wood and roughcast buildings, including Robert Grimmon's house on the southwest corner of Peter and Catharine (misspelled "Catherine") streets.



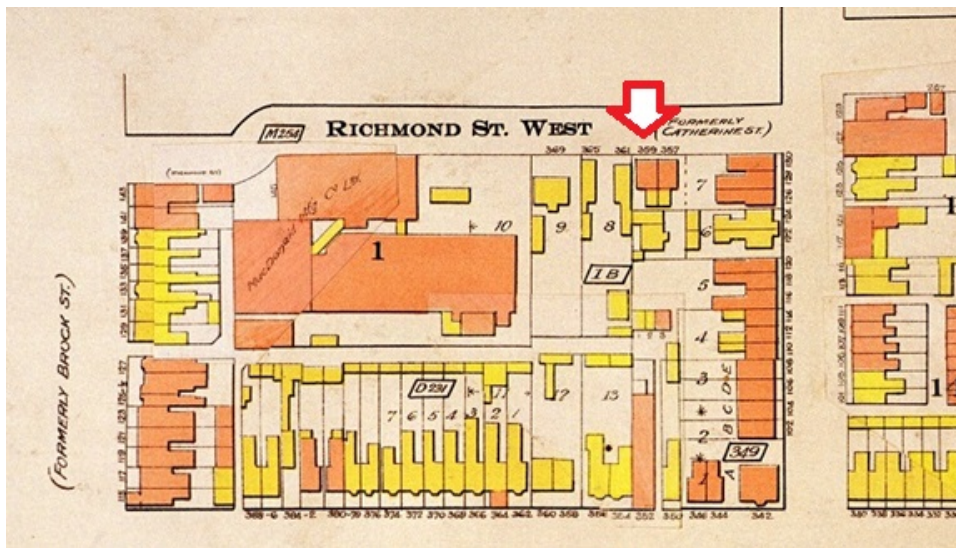
6. Building Permit 132, April 30, 1889: issued to the property owner's son-in-law for the pair of semi-detached house form buildings at present-day 357 and 359 Richmond Street West (City of Toronto Archives).



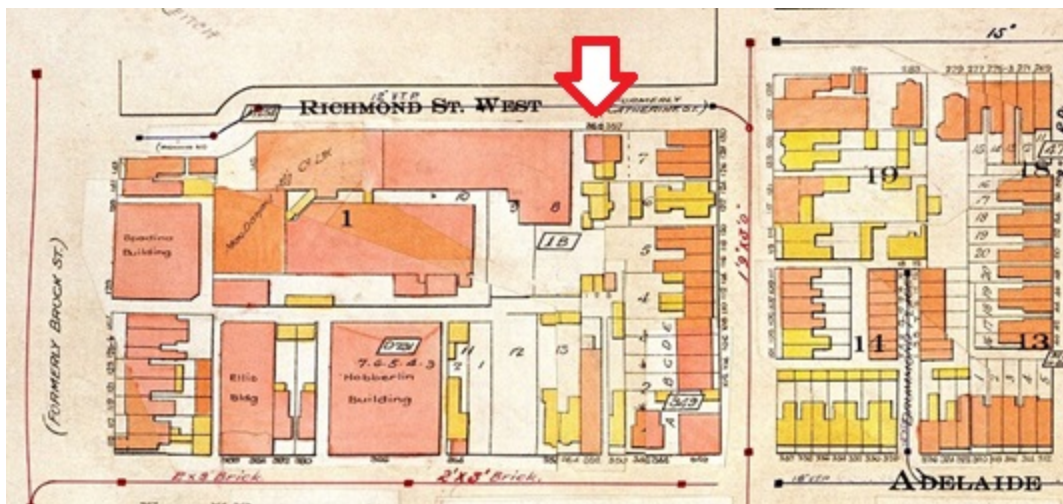
7. Goad's Atlas, 1890: the next update to Goad's shows the pair of semi-detached houses in place on the subject properties, east of the McLean Estate. The larger area (above) includes the first large-scale industrial buildings at King and Peter Streets that were introduced into the residential neighbourhood east of Spadina Avenue.



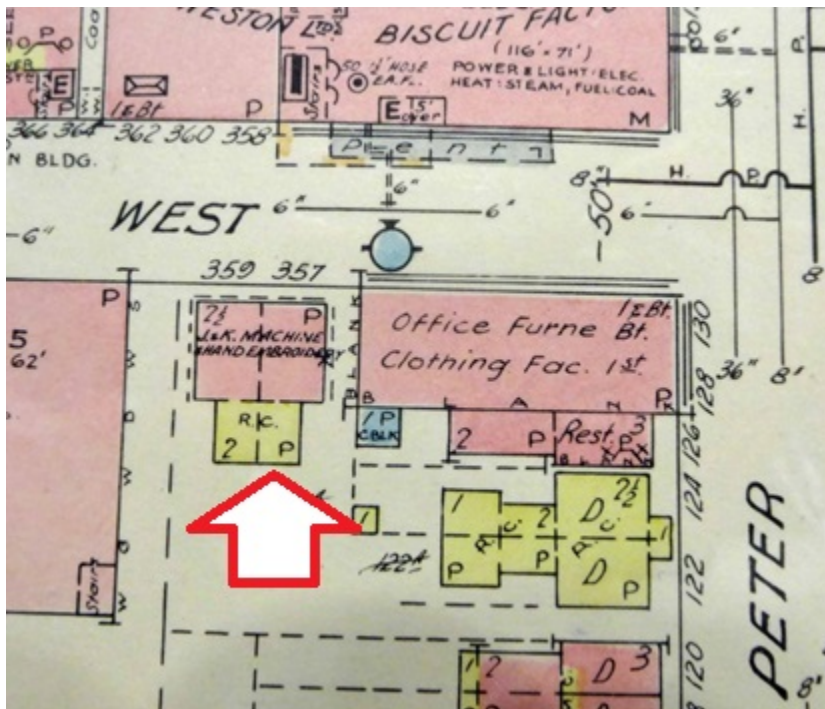
8. Goad's Atlas, 1903: showing the subject properties after the first phase of the Macdonald Manufacturing Company's lithography complex was built to the southwest, with the rest of the surrounding neighbourhood still devoted to residential housing. The misspelled "Catherine" Street was renamed following the westward extension of Richmond Street West, as shown on the 1912 update below.



9. Goad's Atlas, 1910 revised to 1912: showing the subject properties after Richmond Street West was extended west from Peter Street to Spadina Avenue and resulted in the renumbering of the houses as 357 and 359 Richmond.



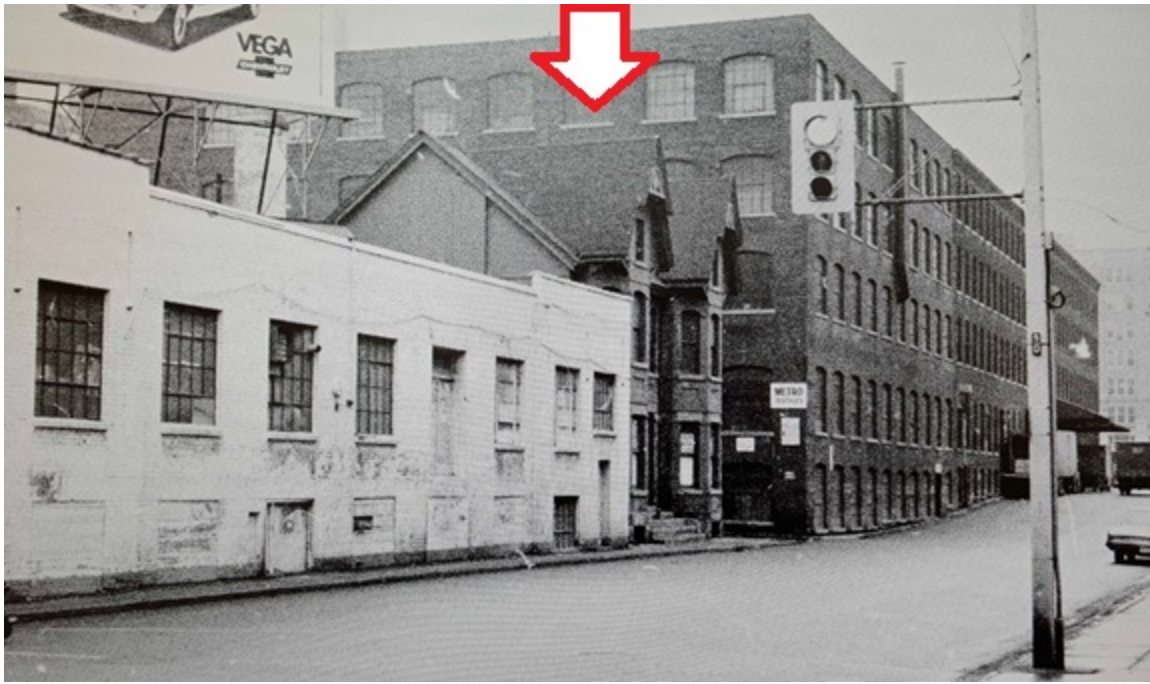
10. Goad's Atlas, 1910 revised to 1923: the update illustrates the extension of the MacDonald Manufacturing Company's complex eastward to adjoin the properties at 357 and 359 Richmond.



11. Underwriters' Survey Bureau Atlas, Vol. 1, 1954: showing the subject properties following World War II when the semi-detached houses were repurposed for small-scale industry.



12. Archival Photographs, 357 and 359 Richmond Street West, 1973: showing the buildings before the addition of the stucco cladding, with the principal (north) elevations (above), the entrances (below left) and the lane separating 359 Richmond from the former industrial complex at 401 Richmond (below right) (City of Toronto Archives, Fonds 2043, File 26).



13. Archival Photograph, 357 and 359 Richmond Street West, 1973: showing the context of the properties at 357 and 359 Richmond Street West from Peter Street where they were adjoined by industrial buildings, including the former manufacturing complex at 401 Richmond (right) prior to its transformation as the "401 Richmond" arts hub and designation under Part IV, Section 29 of the Ontario Heritage Act (City of Toronto Archives, Fonds 2043, File 26).



14. Current Photograph, 357 and 359 Richmond Street West, 2016: the subject properties are shown from the same angle as Image 13 above (Heritage Preservation Services).



15. Current Photograph, 357 and 359 Richmond Street West, 2016: the principal (north) elevations of the houses are shown (left), as well as the west wall of 359 Richmond (right), which overlooks the laneway separating it from the 401 Richmond complex (Heritage Preservation Services).



16. Photograph, Struthers-Ross Houses, 30 and 32 Lowther Avenue: showing Toronto's prototypical house style with the semi-detached houses described in 2003 as "the earliest model of the Bay-n-Gable yet uncovered in archival research". The first houses designed in the style typically featured single-storey bay windows and detailing drawn from Italianate and Gothic Revival sources. This particular example is larger and more elaborate than most Bay-n-Gables with its location on an expansive site in the Annex neighbourhood (Cruikshank, 93).



Above left: 497 and 499 Adelaide Street West; above right: 64 and 66 Bathurst Street

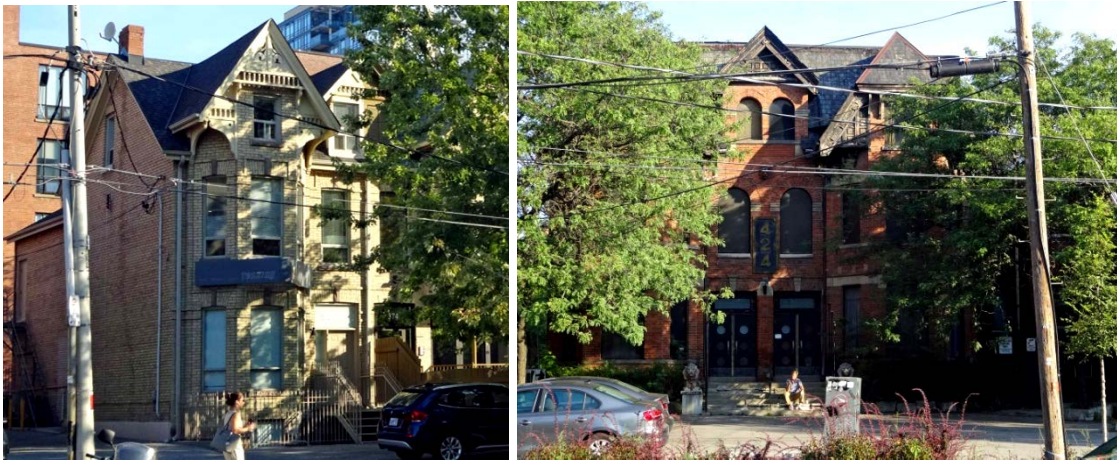


Above left: 133 and 135 Bathurst Street; above right: 540 and 542 Richmond Street West

17. Current Photographs: King-Spadina Semi-Detached Bay-n-Gable Houses, 2015: these houses share the prototypical Bay-n-Gable composition with the pairs of gables over the bay windows, but are distinguished by the variety of window shapes and detailing. The unusual houses at 129 and 131 Bathurst have barely projecting 'flat' bays, while those at 540 and 542 Richmond Street West are later versions of the style with Period Revival detailing that are included on the City of Toronto's Heritage Register (Heritage Preservation Services).



Above: 46 and 48, 50 and 52, and 54 and 56 Stewart Street



Above left: 374 and 376 Wellington Street West; above right: 422 and 424 Wellington Street West

18. Current Photographs, King-Spadina Semi-Detached Bay-n-Gable Houses, 2015: The Bay-n-Gable Houses on Stewart Street stand out as three neighbouring pairs of semi-detached houses, which are distinguished from the houses on neighbouring Portland Street, Richmond Street West and Widmer Street that were built as row houses. The properties at 374 and 376 Wellington Street display more elaborate detailing befitting their setting on the former Wellington Place, while the neighbouring 422 and 424 Wellington Street West are larger and more elaborate examples of the style that are included on the City of Toronto's Heritage Register (Heritage Preservation Services).