

Inclusion on the City of Toronto's Heritage Register – 79, 81, 85 Shuter Street

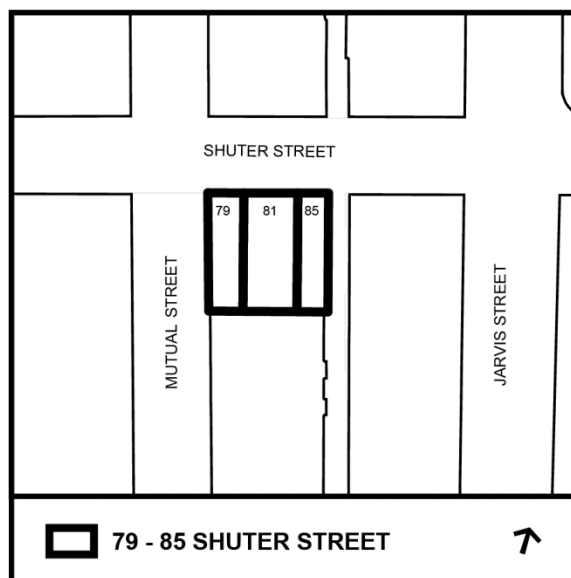
Date: December 2, 2016
To: Toronto Preservation Board
 Toronto and East York Community Council
From: Chief Planner and Executive Director
Wards: Ward 27 - Toronto Centre Rosedale

SUMMARY

This report recommends that City Council include the properties at 79 Shuter Street (John G. Scott house), 81 Shuter Street (Thomas C. Scott houses) and 85 Shuter Street (Catherine Scott house) on the City of Toronto's Heritage Register. Located on the south-east corner of Shuter and Mutual Streets, the properties contain, two-three storey row houses dating from the 1850s-1870s, located in the Garden District neighbourhood.

Following research and evaluation, staff have determined that the properties at 79, 81 and 85 Shuter Street meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City applies when considering properties for inclusion on its Heritage Register.

The inclusion of the properties at 79, 81 and 85 Shuter Street on the City's Heritage Register would identify the properties' cultural heritage values and heritage attributes. Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.



RECOMMENDATIONS

The Chief Planner and Executive Director recommends that:

1. City Council City Council include the property at 79 Shuter Street on the City of Toronto's Heritage Register.
2. City Council City Council include the property at 81 Shuter Street on the City of Toronto's Heritage Register.
3. City Council City Council include the property at 85 Shuter Street on the City of Toronto's Heritage Register.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of October 13, 2016, Toronto and East York Community Council adopted the staff report "Preliminary Report - 79-85 Shuter Street - Zoning Amendment Application." The report identified as one of the issues to be addressed in the application review process the need to evaluate the existing properties for cultural heritage value.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE19.39>

COMMENTS

The properties located at 79 Shuter Street, 81 Shuter Street and 85 Shuter Street occupy the entire street frontage of the block on the south side of Shuter Street between Mutual Street and the laneway to the east. They are located within the Garden District neighbourhood and one block west of the Garden District Heritage Conservation District.

The three properties have been evaluated according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act that the City also applies when considering properties for inclusion on the City of Toronto's Heritage Register. The results of the evaluation are contained in the Research and Evaluation Summary (Attachment No. 6) and inform the three Statements of Significance (Reasons for Inclusion) that are attached as Attachment No. 3 (79 Shuter Street) and Attachment No. 4 (81 Shuter Street) and Attachment No. 5 (85 Shuter Street).

The property at 79 Shuter Street, located at the south-east corner of Shuter and Mutual streets and completed in 1878 by John G. Scott, has design value as a representative of the Second Empire style which displays a high degree of craftsmanship and artistic merit. The property at 81 Shuter Street, contains the two Thomas C. Scott townhouses (including the property formerly known as 83 Shuter Street) completed by 1864, which has design value as a rare surviving example of a pair of 1860s townhouses which combine the Georgian and Victorian styles in the Garden District.

The three properties at 79 Shuter Street, 81 Shuter Street and, including, 85 Shuter Street (Catherine Scott house, c. 1853), all have associative and contextual value. As representatives of mid-nineteenth century townhouses they are valued for their association with the history and development of the Garden District neighbourhood. They are also valued for their association with the Scott family including the patriarch, Thomas C. Scott (1806-1876), Chief Clerk in the Customs House and Surveyor of the Port of Toronto and his three children, John G. Scott, Q. C. (1836-1928), barrister and Deputy Attorney General of Ontario, Catherine Scott and David Scott. Contextually, these 1850s-1870s properties are important as they occupy an entire block facing Shuter Street and with their massing, diverse roof lines, buff brick cladding and detail contribute to the Victorian character and scale of the Garden District neighbourhood.

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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Statement of Significance (Reasons for Inclusion) - 79 Shuter Street
Attachment No. 4 – Statement of Significance (Reasons for Inclusion) - 81 Shuter Street
Attachment No. 5 – Statement of Significance (Reasons for Inclusion) - 85 Shuter Street
Attachment No. 6 – Heritage Property Research and Evaluation Report



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

The arrow marks the site of the properties at 79, 81, 85 Shuter Street. The block is bound by Mutual Street to the west and a laneway to the east.



Photograph showing the properties occupying the block on the south side of Shuter Street from Mutual Street to the laneway. The photograph shows the north elevations of 85 Shuter Street (far left), 81 Shuter Street (middle) as well as the north and west elevations of 79 Shuter Street on the south-east corner with Mutual Street (Heritage Preservation Services [HPS], 2016)



79 Shuter Street showing the north elevation on Shuter Street (HPS, 2016)



81 Shuter Street, north elevation (including the property originally known as 83 Shuter)
(HPS, 2016)



85 Shuter Street, showing the north elevation (HPS, 2016)



Photograph of the block on the south side of Shuter Street showing the north elevations as well as the east elevation of 85 Shuter Street facing the laneway (HPS, 2016)

The property at 79 Shuter Street (John G. Scott House) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 79 Shuter Street is located on the south-east corner of Shuter and Mutual streets and contains a two-and-a-half-storey, Second Empire style house, with one-and-a-half-storey and one-storey wings to the rear facing Mutual Street, all built by John Galloway Scott and completed in 1878. 79 Shuter Street is part of a group of properties dating from the 1850s-1870s that were occupied and developed by the Scott family, including 81 Shuter Street and 85 Shuter Street, which occupy the entire street frontage of the block on the south side of Shuter Street between Mutual Street and the laneway to the east.

Statement of Cultural Heritage Value

The John G. Scott house has design value as a representative example of the Second Empire style and displays a high degree of craftsmanship with its principal (north) elevation facing Shuter Street and the side (west) elevation containing the main block and two rear wings facing Mutual Street. The elements of the style are present in the mansard roof which encloses the main block and first rear wing. Other elements exhibiting the high level of craftsmanship include the decorative wood details on the window hoods of the mansard roof, the paired brackets at the eaves, the projecting brick string courses, which trace the window headers and continue as belt courses at both the first and second stories, the strings of saw tooth brick as well as the brick relief panels. The semi-circular window heads of the second storey combined with the flatter arched heads of the first floor add to the variety created by the paired and singular combinations of window openings. Decorative stone details including the keystones in the door and window openings as well as the stone details on the chimney contribute to the rich articulation of the building's surface.

The property has associative value with the historic origins of the development of this part of the Garden District neighbourhood which was transformed, through John G. Howard's late 1840s design, from a single family estate to a dense urban neighbourhood. The property is valued for its association with the Scott family. The property located at 79 Shuter Street was one of the four properties purchased on the block by Thomas C. Scott in 1855 and was developed by his son John G. Scott in 1878. As the last, largest and most highly crafted building on the block, this house expresses the story of growth and prosperity of two generations of a Victorian Toronto family over 25 years.

Thomas Chalmers Scott (1806-1876) was Chief Clerk in the Custom House as well as the Surveyor of Customs for the Port of Toronto as well as being a respected leader and

benefactor of the Pembroke Street Restoration Church. John Galloway Scott, Q.C. (1836-1928) was a barrister and Deputy Attorney General (1870-1885) as well as President of the Ontario Literary Society.

Contextually, the John G. Scott house is valued as it maintains the mid-late 19th century character of the urban development that followed the subdivision of York's 1790s Park Lot estates. Together with the other three houses on the block on the south side of Shuter Street, it maintains the characteristic qualities of the period with its buff brick and mixture of 19th century architectural styles and low-rise scale supporting the Victorian character of the Garden District neighbourhood. It is valued for its historic, physical and visual links with its surroundings for 140 years.

Heritage Attributes

The heritage attributes of the property at 79 Shuter Street are:

- The setback, placement and orientation of the building at the south-west corner of Shuter and Mutual streets
- The scale, form and massing of the building which is composed of the two-and-a-half storey main building with its one-and-a-half storey and one storey rear wings
- The massing includes the projecting window bay on the principle (north) elevation, the projecting chimney on the side (west) elevation, the canted form with projecting chimney of the side (west) elevation of the one-and-a-half storey pavilion and the flat roofed rear pavilion
- The materials, comprising the buff brick, wood and stone details
- The mansard roofs with projecting dormer windows and buff brick chimneys
- The windows and doors with their segmental-arched or semi-circular headed openings and their placement in the elevations facing north and west
- The decorative brick details including the horizontal string courses that wrap around the window openings, the relief panels on the west elevation and the saw-tooth decorative course at the eaves and below the second storey windows
- The decorative stone details including the keystones in the door and window openings and the stone brackets on the chimneys
- The decorative wood details including paired and single brackets at the eaves, the dormer window casings with their pediments, console brackets, pierced panels with Classical and Greek Revival scroll motifs and their pilasters supporting curved casings for the window openings

The property at 81 Shuter Street (Thomas C. Scott houses, originally known as 81 and 83 Shuter Street) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design associative and contextual value.

Description

The property located at 81 Shuter Street is located mid-block on the south side of Shuter Street between Mutual Street and the laneway to the east. The property contains two, two-storey houses (the second house was originally known as 83 Shuter), completed by 1864 in rough-cast and re-clad with buff brick by 1876. 81 Shuter Street is part of a group of properties dating from the 1850s-1870s that were occupied and developed by the Scott family, including 79 Shuter Street and 85 Shuter Street, which occupy the entire street frontage of the block on the south side of Shuter Street.

Statement of Cultural Heritage Value

The property known as the Thomas C. Scott houses has design value as an example of a pair of 1860s Toronto row houses whose style combines the Georgian and Victorian. The Georgian style is present in the regulated proportions of the elevation and the equally-spaced rectangular windows which were originally double-hung sash and the cast-stone keystones in the window heads. The Victorian quality is present in the addition of a dormer gable at the roofline, which lends a more picturesque quality which is augmented by the semi-circular headed dormer window and the decorative wood brackets and wooden arch (recently removed) in the gable. Further, the proportions of the gable are steeper as was popular in the later 19th century, no longer retaining the classical associations of Georgian architecture. The buff brick cladding and the two-over-two sash of the original windows are typical of Toronto's architecture in the third quarter of 19th century.

The property has associative value with the historic origins of the development of this part of the Garden District neighbourhood which was transformed, through John G. Howard's late 1840s design, from a single family estate to a dense urban neighbourhood. The property is valued for its association with the Scott family. The two houses were part of the development of the four lots acquired by Thomas Chalmers Scott in 1855. The property located at 81 Shuter (including the property originally known as 83 Shuter Street) was built by Scott and completed in 1864. The construction included two, two-storey, semi-detached houses clad in rough cast plaster. Between 1864 and 1876 they were re-clad in buff brick. Scott (1806-1876) was Chief Clerk in the Custom House and the Surveyor of Customs for the Port of Toronto as well as being a respected leader and benefactor of the Pembroke Street Restoration Church. His son, John Galloway Scott, Q.C. (1836-1928), a barrister and Deputy Attorney General (1870-1885) as well as President of the Ontario Literary Society, lived at 81 Shuter Street from 1864 until 1877.

Contextually, the pair of semi-detached row houses at 81 Shuter Street is valued as it maintains the mid-late 19th century character of the urban development that followed the eventual subdivision of York's 1790s Park Lot estates. Together with the other two houses on the block on the south side of Shuter Street, the pair maintains the characteristic qualities of the period with its buff brick and mixture of 19th century architectural styles and low-rise scale supporting the Victorian character of the Garden District neighbourhood. It is valued for its historic, physical and visual links with its surroundings for 150 years.

Heritage Attributes

The heritage attributes of the property at 81 Shuter Street are:

- The setback, placement and orientation of the building, mid-block on the south side of Shuter Street just east of Mutual Street
- The scale, form and massing of the two-storey building
- The gable roof with its pair of gable dormers
- The buff brick cladding on the principal (north) elevation
- The same size and equally-spaced arrangement of the window openings on the principal (north) elevation on the second and first floors
- The window openings with their central keystones and vertical headers
- The round headed windows in the gable dormers

STATEMENT OF SIGNIFICANCE
85 SHUTER STREET
REASONS FOR INCLUSION

ATTACHMENT NO. 5

The property at 85 Shuter Street (Catherine Scott House) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under two categories of associative and contextual value.

Description

The property at 85 Shuter Street is located on the south-east corner of Shuter Street and the laneway to the east of Mutual Street and contains a three-storey, brick-clad house, completed as early as 1854 as a two-storey rough-cast house, re-clad with buff brick by 1876 and with a third floor added in a mansard roof after 1880. 85 Shuter Street is part of a group of properties dating from the 1850s-1870s that were occupied and developed by the Scott family, including 79 Shuter Street and 81 Shuter Street, which occupy the entire street frontage of the block on the south side of Shuter Street between Mutual Street and the laneway to the east.

Statement of Cultural Heritage Value

The property known as the Catherine Scott house has associative value with the historic origins of the development of this part of the Garden District neighbourhood which was transformed, through John G. Howard's late 1840s design of the subdivision, from a single family estate to a dense urban neighbourhood. Featured on early atlases of the city dating to 1851 and 1858, 85 Shuter Street may have been constructed prior to 1851, in which case it would be one of the earliest town houses to survive from that time. Thomas Chalmers Scott purchased the house, along with the three adjacent lots to the west (79-83 Shuter Street) in 1855 and occupied the house in 1856. Along with the adjacent houses subsequently built on the other three lots, this house was part of the development of the properties acquired by Scott and developed over the next 25 years by the Scott family. The property is valued for its association with Scott (1806-1876) who was Chief Clerk in the Custom House and the Surveyor of Customs for the Port of Toronto as well as being a respected leader and benefactor of the Pembroke Street Restoration Church. Catherine, Scott's daughter, lived in the house in the 1860s with her husband Robert Watt Elliot, the druggist and wholesale drug manufacturer, inheriting the property following her father's death in 1876.

Contextually, the house at 85 Shuter Street is valued as it maintains the mid-late 19th century character of the urban development that followed the eventual subdivision of York's 1790s Park Lot estates. Together with the other three houses on the block on the south side of Shuter Street, it maintains the characteristic qualities of the period with its buff brick (currently painted) and mixture of 19th century architectural styles and low-rise scale supporting the Victorian character of the Garden District neighbourhood. It is valued for its historic, physical and visual links with its surroundings for 150 years.

Heritage Attributes

The heritage attributes of the property at 85 Shuter Street are:

- The setback, placement and orientation of the building, on the south side of Shuter Street, east of Mutual Street at the south-east corner with the laneway
- The scale, form and massing of the three-storey building
- The brick cladding on the principal (north) and side (east) elevation
- The same size and equally-spaced arrangement of the window openings on the principal (north) elevation on the second and first floors
- The decorative wood brackets at the eaves



Photograph showing the properties occupying the block on the south side of Shuter from Mutual Street to the laneway. The photograph shows the north elevations of 85 Shuter Street (far left), 81 Shuter Street (middle) as well as the north and west elevations of the property at 79 Shuter Street on the south-east corner with Mutual Street. (HPS, 2016)

HISTORICAL CHRONOLOGY

Key Date	Historical Event
1793	Park Lot 6 is granted to David Smith who trades it to William Jarvis
1818	William Jarvis deeds Park Lot 6 to his son Samuel Peters Jarvis
1824	Samuel Peters Jarvis builds his house to the designs of John Ewart. The estate is known as 'Hazelburn.' Facing south on to Queen Street, its east and west boundaries are marked by George and Mutual Streets, respectively, with Concession 2 (Bloor Street) at the north.
1846-7	Samuel Peters Jarvis engages the architect John Howard to plan the subdivision of his estate. A large portion of the Hazelburn house is demolished to make way for Jarvis Street which bisects Lot 6 on its north-south axis.
1851	Dennis' Plan of the City of Toronto indicates a house with a rear wing has been built on Shuter Street east of Mutual Street, currently located at 85 Shuter Street
1854	The house and vacant lots east of Mutual on the south side of Shuter (currently located at 79-85 Shuter Street) are owned by John B. Smith. The house is rented to Thomas Brown, Bookbinder

1855	Assessment rolls indicate that Thomas C. Scott owns the house and vacant lots previously owned by John Smith at 85 Shuter Street. Thomas Brown continues to rent the house.
1858	The Boulton Map of 1858 indicates a house with a rear wing at the property now known as 85 Shuter Street
1863	Assessment rolls indicate that Scott owns three vacant lots and a house on the south side of Shuter Street in the block east of Mutual Street, currently known as 79-85 Shuter Street, the house is rented to his daughter, Catherine, and her husband Robert W. Elliot
1864	By May of this year, assessment rolls indicate two, two-storey rough-cast houses have been constructed at 81 and 83 Shuter Street and are owned by Scott. Scott's son John lives at 81 Shuter Street. 83 Shuter Street is rented to Mark Irish. Catherine and her husband continue to be tenants at 85 Shuter Street.
1876	By this year all three houses have been re-clad in brick
1877	The assessment rolls indicate that by this year the ownership of the two properties 79 and 81 Shuter Street has been transferred to John G. Scott, following the death of his father, Thomas C. Scott, in 1876. 79 Shuter Street remains as vacant "garden ground." John's brother David now owns 83 Shuter Street and his sister Catherine Elliot owns 85 Shuter Street.
1878	A two-and-a-half storey brick house, owned by John G. Scott ,has been constructed at 79 Shuter Street
1879	The Scott family retains ownership of their properties, however they are no longer occupants and rent them
1941	BP 73981 indicates that at this date 81 and 83 Shuter Street were owned by Mrs. M. Jones and renovated and combined into a single property, known as 81 Shuter Street, operating as a rooming house. The renovations included the removal of a three-post verandah shared by the paired entrances at 81 and 83 Shuter Street
1946	BP 88425 indicates the property at 85 Shuter Street is owned by Mrs. G. Martin and operated as a rooming house
1955	BP 30883 indicates the property at 79 Shuter Street is owned by Mr. and Mrs. Steve Zmeneck and operated as a rooming house
1974	BP 051513 application for 79 Shuter Street by Robbie Williams Architects to convert the house for office purposes
1976	BP 08730 application filed for 85 Shuter Street to convert rooming house for office purposes. The drawings indicate the property had keystones in its window heads matching those at 81 and 83 Shuter Street
1983	BP 189159 application to extend the property at 79 Shuter Street shows a proposed addition by Young Wright sympathetic to the heritage character of the existing building and rejected by the Committee of Adjustment
1999	BP 425838 application to extend the rear wing of 81 Shuter Street
2015	ZC Investments purchased 79 Shuter Street, HPH (81 Shuter) Ltd. and HPH (85 Shuter) Ltd. purchased the properties at 81 and 85 Shuter Street respectively. All three companies are associated with Hyde Park Homes

HISTORICAL BACKGROUND

Garden District Neighbourhood and the Jarvis Estate

The properties at 79, 81 and 85 Shuter Street are located in the Garden District neighbourhood of downtown Toronto, which is east of Yonge Street, between Carlton, Queen and Sherbourne streets.¹ (Image 1) The properties were originally part of Park Lot 6, one of the parcels of land granted by John Graves Simcoe to loyal individuals as well as the military and the clergy, after the founding of the Town of York and the establishment of Fort York in 1793. Park Lot 6 was granted to David Smith who traded it to William Jarvis (1756-1817) who had originally been granted Park Lot 3. The narrow lot of 100 acres stretched north-south, from Lot Street (now known as Queen Street) to the second concession road (now Bloor Street). (Image 2)

William Jarvis did not live on the Park Lot as he built a house at Sherbourne and Adelaide Streets, on the edge of the new town of York. Apart from clearing some of the land, he left it undeveloped, transferring it to his son, Samuel Peters Jarvis (1792-1857), just before he died in 1817. Samuel began to clear the site in 1822 and engaged the distinguished architect, John Ewart (1788-1856), to design a house for him in 1824. It was complete by 1825. (Images 3 and 4) Samuel and his wife, Mary Boyles Powell, lived there until 1845. By that time, Samuel was encountering various financial difficulties and engaged the prominent architect, surveyor and engineer, John George Howard (1803-1890), to survey the park lot for subdivision and sale.

Howard's plan subdivided the narrow lot on its long axis, with a north-south street named for the Jarvis family running down the middle and aligning with New Street (later known as Nelson, as of 1857, and finally Jarvis Street) and connecting with the wharves at the lake's edge. (Image 5) This was a decisive move for the sale of subdivided lots and for the future development of the city as Jarvis Street on its way south from the Jarvis estate, would pass the new St. Lawrence Hall with its arcade and market (1849-50) and the second City Hall (1844-5 and 1850-51) with its police station, courts and additional markets on the west side of the street. With an extraordinary 80' width, Jarvis Street became a grand avenue with additional boulevards of 16' on either side. William Cawthra invested in the development of the southern 40 acres, including Shuter Street, which resulted in smaller lots for working class housing. The northern 60 acres, typically divided into one-acre plots, was intended for grander houses and eventually prominent Toronto families such as the Masseys, Mulocks, Flavelles, and McMasters built them. Apart from residential buildings, the street attracted institutions such as churches including the Jarvis Street Baptist Church (1869), and the Toronto Collegiate Institute (later Jarvis Collegiate). The 1878 *Illustrated Historical Atlas of the County of York* declared:

"Jarvis Street is the handsomest avenue in Toronto and cannot perhaps be equalled on the continent. The well formed road, the boulevarded borders, and the delightful villas with their well ordered grounds, present to the eye a very attractive picture."²

1 Please note the Garden District neighbourhood has broader boundaries than that defined by the Garden District Heritage Conservation District

2 Lundell, p. 55.

With Howard's 1845-51 survey Jarvis Street became a primary north-south route linking the original core of the town of York with the Second Concession Line (now Bloor Street). It was augmented by two narrower north-south side streets at the edge of Park Lot 6. George Street, on the east, was an extension of one of the original streets of the Town of York. Mutual Street, on the other hand, started at Lot Street and terminated at Carlton Street, on the western boundary of the park lot, and was destined to remain a quieter residential street than Jarvis. Mutual Street's name indicates that it was shared between Park Lots 6 and 7.

79, 81 and 85 Shuter Street:

Shuter Street was laid out with the subdivision of the McGill estate to the west on Park Lots 7 and 8 which occupied the area between Yonge Street and Mutual Street. As a link between the major thoroughfares of Yonge and Jarvis, Shuter became a significant secondary street. Shuter is named for John Shuter, a friend of Captain John McGill who was a director of the British American Land Company³ (Image 6)

Although the lots of the Howard subdivision were oriented east-west anticipating that buildings would address the north-south streets, such as Mutual and Jarvis streets, buildings were constructed to face Shuter Street and as a result straddled four lots. Thomas C. Scott purchased the western halves of lots 14, 15, 16 and 17 in Section A of Plan 10A with the long edge of 17 facing onto the south side of Shuter. These lots extended from Mutual to Jarvis but were subdivided by a laneway. Scott's lots stretched from Mutual Street to the laneway. At the north east corner of the property was a two-storey house with a tail stretching along the laneway. It is featured on the 1851 map of Toronto by Dennis as well on the Boulton's of 1858. (Image 7) Assessment rolls indicate that the house and the vacant lots to the west belonged to the lumber merchant, John B. Smith in 1854⁴ and was rented to Thomas Brown, bookbinder. In 1855, Thomas C. Scott owned the same property and house and Brown was still renting. In 1856, Scott himself lived at the house which is now known as 85 Shuter Street.

By May 1864, the assessment rolls indicate that Scott had built two new rough-cast, two storey houses (81 and 83 Shuter Street) and the house at 85 Shuter was occupied by his daughter Catherine and her husband Robert W. Elliot, the druggist. 81 Shuter was occupied by his son, John Galloway Scott and the vacant lot at 79 Shuter served as gardens for 81. 83 Shuter was occupied by Mark H. Irish, American Express agent. The three houses each had a rear outbuilding at the back of the lots.

Between 1864 and 1876, the three houses at 81, 83 and 85 Shuter were re-clad in buff brick. Thomas C. Scott died in 1876 and ownership of the properties was transferred as follows to his children. John became the owner of 81 Shuter, the house where he had

3 Arthur (1964) p. 266.

4 John B. Smith arrived in York in 1850 and first established his lumber business in 1851 at the rear of his grocery store on Yonge at Shuter Street. The company expanded and flourished until 1967 and one of his former manufacturing buildings still stands at the south-east corner of Wellington and Strachan Streets where a painted logo "John B. Smith and Sons Ltd." faces the railway lines which brought lumber from Parry Sound.

lived since 1864 and the adjacent lot at 79 Shuter. 83 Shuter was inherited by his brother David Scott, who was recorded as living in New York and while Catherine and her family were now living in a house on Pembroke Street near her father's former residence, she inherited 85 Shuter Street. (Image 8)

By September 1878, John Scott had completed construction of the grand two-and-a-half-storey house in the fashionable Second Empire style in a buff brick that matched the others, with keystones that also featured in their windows, extending its pavilion-like rear wings along Mutual Street. Scott did not live in the house, as he was now living in his father's former home on Pembroke Street, and by 1879 had rented it to James L. Morrison.

After 1880, the house at 85 Shuter Street acquired its third storey with a mansard roof. Between 1903 and 1913 the rear wing of 85 Shuter Street was extended to the rear outbuilding enclosing the property from the laneway. A narrow carriageway, which still survives was added to provide access from the lane to the yard. Apart from some small rear porch additions the essential form of the three subject properties remained consistent from this pre-World War I period. (Images 9 and 10)

Following World War I, the relocation of various communities out of the downtown began to have an impact on the Garden District neighbourhood affecting the occupation of the grand houses on Jarvis Street as well as the smaller ones such as those on Shuter Street. Building Permit applications for the 1940s and 1950s indicate that the former Scott houses on Shuter Street were now being run as boarding houses.

By the 1970s the neighbourhood began to experience a renaissance. Ryerson Polytechnical Institute had been constructed on Bond Street and the Eaton Centre had been completed at the western end of Shuter Street. There was also the persistence of other cultural and community institutions, such as Massey Hall and St. Michael's Cathedral and School to the west on Shuter. Applications were filed to convert 79 and 85 Shuter into office use. In the 1980s the architects Wright and Young submitted a proposal to extend the house 79 Shuter Street with an additional rear wing which incorporated the massing, roof forms with dormers of the original house, which was rejected by the Committee of Adjustment.

Scott Family

Thomas Chalmers Scott (1806-1876) was born in Scotland near Dundee. In either 1827 or 1828 he married Ann Galloway and they had three children, John Galloway, David and Catherine. The family then immigrated to New York and once there, they were persuaded to move to Toronto by their friend, James Lesslie. In 1849, Scott was appointed Chief Clerk in the Customs House and Surveyor of Customs for the Port of Toronto. His wife died in 1854 and he was remarried to Sarah Hawley in 1856. Scott was also known for his leadership and generous patronage in the Independent Restoration church.⁵

⁵ Ellis, note 20.

John Galloway Scott (1836-1928) was a barrister and from 1870-1885 the Deputy Attorney General of Ontario, and subsequently was appointed Master of Titles. Scott was also President of the Ontario Literary Society. He married Mary Elliot, daughter of William Elliot and sister of Robert Watt Elliot.

Catherine Scott (1834-1921) married Robert Watt Elliot (1835-1905) whose family also came from Dundee, Scotland. Robert worked with his father William, both were trained pharmacists and together they were partners in Lyman, Elliot and Co. one of the largest whole sale drug manufacturers in the country.⁶

ARCHITECTURAL DESCRIPTIONS

As discussed above, the three properties at 79 Shuter, 81 Shuter and 85 Shuter each date to a different decade. For clarity the architectural descriptions will be presented to correspond with the chronological development of the block rather than by street number.

85 Shuter Street - Catherine Scott house, c. 1854

The property at 85 Shuter Street is being referred to as the Catherine Scott house as she and her husband occupied the house in the 1860s and she inherited it from her father who had been the owner from 1855 until his death in 1876. (Image 11)

The house was originally constructed as a two-storey town house on a raised basement with a narrower and lower rear wing. As discussed above, the basic footprint of the house is present on maps in 1851 and 1858. The maps and the 1863 assessment rolls indicate that the house was first clad in rough cast plaster.

The house is a typical town-house type, seen elsewhere in the neighbourhood, for example, at the pair of townhouses dating to 1850 at 68 and 70 Shuter Street, at the Mackenzie house at 82 Bond Street, 1856-8 and at 189-195 Church Street, 1848, just north of Shuter Street. (Images 12-15) They all share the same characteristics of being built on a raised basement, with a simple arrangement of the principal elevation with a large door case with a transom light at one side, providing accommodation for a single room adjacent to the entry facing the street. The windows openings are simple rectangles, and would typically have been glazed with six-over-six or nine-over-nine Georgian sash. Decoration is minimal but is derived from a Georgian Classicism including stone or brick lintels possibly with keystones over the window and door openings, quoins at corners and decorative detailing at the cornice. Roofs were typically flat being low hips, gable and often contained an inconspicuous third storey with a dormer, as a Mackenzie House or were concealed by a raised parapet. Unlike Mackenzie house, all of the others had a minimum set back from the property line, creating a tight urban street front.

As it appears now the building reflects a series of alterations. Between 1864 and 1877 the building, along with its neighbours at 81 and 83 Shuter, was clad in buff brick and its

⁶ Dictionary of Canadian Biography - Robert Watt Elliot

window and door openings acquired vertical brick headers flanking a central cast stone quoin. The mansard roof and third storey was added after 1880, and features two dormer windows on the north elevation and three more on the east side. Those on the north elevation retain fragments of decorative wood trim. (Images 16-17) Between 1903 and 1913, Goad's indicates that the building had been extended to meet the outbuilding at the back, providing a continuous enclosure of the property along Shuter and the laneway. The current building retains the passageway constructed through it providing access from the laneway to the yard.

Building permit drawings submitted indicate that these headers and keystones were removed after 1976⁷ and evidence of this alteration is apparent in the façade. (Images 18-19) The original door has been replaced with a double-leafed metal and glass door with a high transom.

81 Shuter Street - Thomas Chalmers Scott houses, 1864

81 Shuter is the address for two properties originally known as 81 Shuter Street and 83 Shuter Street. (Image 20) Each property contained a semi-detached row house constructed by Thomas Chalmers Scott and complete by 1864. Their footprint was similar to Catherine Scott's house at 85 Shuter as they had a minimal setback from the property line, occupied the full width of the site with a gable roofed main block and a rear wing sharing the party wall. Originally the principal (north) elevation facing Shuter Street had the entrances for the two houses paired together in the centre with two windows for the adjacent first floor rooms to either side. Three equally spaced windows were set in the second floor and all windows continued the Georgian tradition of being simple rectangular openings. A gable dormer in the roof featured a small circular-headed window.

The 1864 assessment rolls indicate that the two houses were originally clad in rough cast, but like 85 Shuter Street, by 1876 they are clad in buff brick, acquiring the cast-stone keystones above the window openings. The wood brackets and arch in the gable dormers were also likely added at this time.

The two houses represent a simple, mid-century town-house type, similar to those in the neighbourhood discussed above. The style of the Thomas Scott houses at 81 and 83 Shuter Street is typical of Victorian architecture in Toronto as the second half of the 19th century unfolded in the use of buff brick, the keystones in the windows which retain a classical reference. The addition of gable dormer which is starting to lose its classical proportions as its pitch becomes steeper reflects the more eclectic Picturesque and Italianate influences of this emerging period. The gable window, the wood trim of the gable, the paired brackets and wood arch are part of this less classical and more ornate sensibility.

In 1941, the two properties were combined into a single premise with a single entrance and were occupied as a rooming house. The permit drawings⁸ indicate that a three post verandah sheltered the paired entrances. The entrance to 83 Shuter Street was

7 Building Permit 08730.

8 Building permit application 73981 has the drawings.

replaced with a window which matched the others in size. Drawings submitted in 1999 indicate that at that date the windows were two-over-two double-hung sash, typical of the 3rd quarter of the 19th century. (Image 21) The brick was noted as being painted at that time and a small extension was made to the rear wing. Sometime after May 2015, the decorative wood elements in the gables and the cornice on the door case were removed. (Images 22-25) However the essential form and qualities typical of the 1860s remain.

79 Shuter Street - John Galloway Scott House, 1878

The construction of 79 Shuter Street under John G. Scott's ownership was complete by September 1878. Situated at the south-east corner of Shuter and Mutual Streets it had the opportunity to display two well-executed elevations rendered in the Second Empire Style. (Images 26-27)

The Second Empire style emerged in France in the second half of the 19th century, during the reign of Emperor Napoleon III (1852-1870). It was showcased in the extensions to the Louvre Palace undertaken by L.T.J. Visconti and H. M. Lefuel in 1852-7. (Image 28) The style was imported to North America by architects studying at the Ecole des Beaux Arts in Paris and was widely adopted in Canada from the 1870s onwards:

"Second Empire was... one of Canada's major architectural manifestations for almost two decades. In its most ornate phase it affected all building types, but especially those of an official character – public buildings, institutions, banks – and the residences of the influential; in all cases, the desired effect was one of conservatism, stability, respectability and opulence." ⁹

While the style was essentially a variation of Renaissance Classicism, its distinguishing feature, and that most frequently adopted in Canada, was the mansard roof, named for the 17th century French architect Francois Mansart (1598-1666) who popularized its use. An important example of its use in Canadian government buildings was the Ottawa Parliament Building complex, 1859-65, by Thomas Fuller and Chilion Jones. The style was featured in the grand houses of prominent citizens on nearby Jarvis Street in the 1870s. These included 'Hazelburn II,' built by Samuel Jarvis's grandson, Edward Aemilius Jarvis, 'Roseneath,' the home of Chief Justice Sir Charles Moss, and 'Humewood,' home of the honourable Edward Blake.

Essentially a modest row-house form with a side entrance flanked by a larger window bay, the house takes advantage of the corner location with highly decorative and beautifully detailed elevations facing both streets. The house is composed of a two-and-a-half storey main block (all on a raised basement) with a projecting window bay which extends right up through the mansard roof, and rear one-and-a-half storey wing with canted walls flanking a central chimney which, like that of the main house, pierces through the mansard roof. The main entry door and the window openings are combined in singles and pairs and given further variety with the segmental-arched heads of the lower storey contrasting with the semi-circular heads of the second storey. The buff

⁹ Cameron and Wright, p 22.

brick cladding incorporates decorative string courses tracing the window openings and saw tooth courses at the eaves and below the upper storey windows. On the west elevation the brick details include blind panels in the chimneys as well as window openings. Stone elements are featured in the keystones of the door and window openings and as decorative elements on the chimneys. (Images 29-31)

The most distinctive feature of the Second Empire style was the mansard roof. Apart from stylistic and aesthetic associations, the mansard roof, with its nearly vertical angle, had the additional attraction of creating greater head-room in attic spaces and, therefore, had a functional appeal. Here it is constructed with a beautiful bell-cast form and punctuated by dormer windows with elaborately detailed casings featuring pediments with richly molded cornices, faced with panels pierced with Classical and Greek Revival scroll motifs, console brackets, and their pilasters supporting curved casings for the window openings. Goads Atlas for 1880 indicates that the roof originally had slate shingles. Building Permit 051513 drawings submitted by Robbie Williams Partnership Architects in 1974 show the slates shingles included a band with a fish scale pattern and there was a decorative molding at the upper cornice which has since been removed. (Image 32)

CONTEXT

Since 2000, the boom in condominium construction in the downtown core has resulted in numerous residential tall buildings being constructed and proposed for properties on the former McGill and Jarvis family estates.

Located in the Garden District neighbourhood, the properties at 79, 81 and 85 Shuter Street are one block south and west of the Garden District HCD. The three properties occupy the entire block on the south side of Shuter Street from Mutual Street on the west to the laneway on the east. The character of the area has changed dramatically since 2000 with numerous tall residential towers with heights from 20 to 45 storeys being constructed and proposed. (Image 33)

However, in the vicinity, as discussed, on Shuter, Bond and Church streets, are other townhouses dating from 1840-1860 of a similar design and scale. Other 19th century buildings to the west of the subject properties on Shuter, such as St. Michael's Cathedral, the Metropolitan United Church and Massey Hall, contribute to maintaining the 19th century character of Shuter Street and the neighbourhood. Elevations of single or paired buildings such as the townhouses at 68-70 Shuter Street and the façade of the former Atheneum Club, 1891 at 167 Church Street at the south-east corner with Shuter Street have been retained with new development.

The block comprising 79, 81 and 85 Shuter Street creates a strong context within which the story of the evolving mid-nineteenth century streetscape can be understood and this contributes to maintaining the character of the Garden District neighbourhood.

EVALUATION CHECKLISTS

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Please note: three separate evaluation check lists have been created for each property.

Evaluation Checklist: 79 Shuter Street (John Galloway Scott house)

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	n/a

The John G. Scott house, located at 79 Shuter Street, has design value as a representative example of the Second Empire style and displays a high degree of craftsmanship with its principal (north) elevation facing Shuter Street and the side (west) elevation containing the main block and two rear wings facing Mutual Street. The elements of the style are present in the mansard roof which encloses the main block and first rear wing. Other elements exhibiting the high level of craftsmanship include the decorative wood details on the window hoods of the mansard roof, the paired brackets at the eaves, the projecting brick string courses, which trace the window headers and continue as belt courses at both the first and second stories, the strings of saw tooth brick as well as the brick relief panels. The semi-circular window heads of the second storey combined with the flatter arched heads of the first floor add to the variety created by the paired and singular combinations of window openings. Decorative stone details including the keystones in the door and window openings as well as the stone details on the chimney contribute to the rich articulation of the building's surface.

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

The property has associative value with the historic origins of the development of this part of the Garden District neighbourhood which was transformed, through John G. Howard's late 1840s design, from a single family estate to a dense urban neighbourhood. The property is valued for its association with the Scott family. The property located at 79 Shuter Street was one of the four properties purchased on the

block by Thomas C. Scott in 1855 and was developed by his son John G. Scott in 1878. As the last, largest and most highly-crafted building on the block, this house expresses the story of growth and prosperity of two generations of a Victorian Toronto family over 25 years.

Thomas Chalmers Scott (1806-1876) was Chief Clerk in the Custom House as well as the Surveyor of Customs for the Port of Toronto as well as being a respected leader and benefactor of the Pembroke Street Restoration Church. John Galloway Scott, Q.C. (1836-1928) was a barrister and Deputy Attorney General (1870-1885) as well as President of the Ontario Literary Society.

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 John G. Scott house is valued as it maintains the mid-late 19th century character of the urban development that followed the subdivision of York's 1790s Park Lot estates. Together with the other three houses on the block on the south side of Shuter Street, it maintains the characteristic qualities of the period with its buff brick and mixture of 19th century architectural styles and low-rise scale supporting the Victorian character of the Garden District neighbourhood. It is valued for its historic, physical and visual links with its surroundings for 140 years.

Evaluation Checklist: 81 Shuter Street (Thomas Chalmers Scott house)

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 property located at 81 Shuter Street has design value as an example of a pair of 1860s Toronto row houses whose style combines the Georgian and Victorian. The Georgian style is present in the regulated proportions of the elevation and the equally-spaced rectangular windows which were originally double-hung sash and the cast-stone keystones in the window heads. The Victorian quality is present in the addition of a dormer gable at the roofline, which lends a more picturesque quality which is augmented by the semi-circular headed dormer window and the decorative wood brackets and wooden arch (recently removed) in the gable. Further, the proportions of the gable are steeper as was popular in the later 19th century, no longer retaining the classical associations of Georgian architecture. The buff brick cladding and the two-over-two sash of the original windows are typical of Toronto's architecture in the third quarter of 19th century.

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

The property has associative value with the historic origins of the development of this part of the Garden District neighbourhood which was transformed, through John G. Howard's late 1840s design, from a single family estate to a dense urban neighbourhood. The property is valued for its association with the Scott family. The two houses were part of the development of the four lots acquired by Thomas Chalmers Scott in 1855. The property located at 81 Shuter (including the property originally known as 83 Shuter Street) was built by Scott and completed in 1864. The construction included two, two-storey, semi-detached houses clad in rough cast plaster. Between 1864 and 1876 they were re-clad in buff brick. Scott (1806-1876) was Chief Clerk in the Custom House and the Surveyor of Customs for the Port of Toronto as well as being a respected leader and benefactor of the Pembroke Street Restoration Church. His son, John Galloway Scott, Q.C. (1836-1928), a barrister and Deputy Attorney General (1870-1885) as well as President of the Ontario Literary Society, lived at 81 Shuter Street from 1864 until 1877.

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 pair of semi-detached row houses at 81 Shuter Street is valued as it maintains the mid-late 19th century character of the urban development that followed the eventual subdivision of York's 1790s Park Lot estates. Together with the other two houses on the block on the south side of Shuter Street, it maintains the characteristic qualities of the period with its buff brick and mixture of 19th century architectural styles and low-rise scale supporting the Victorian character of the Garden District neighbourhood. It is valued for its historic, physical and visual links with its surroundings for 150 years.

Evaluation Checklist: 85 Shuter Street (Catherine Scott house)

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	n/a
ii. displays high degree of craftsmanship or artistic merit	n/a
iii. demonstrates high degree of scientific or technical achievement	n/a

The property at 85 Shuter Street has not been determined to have design or physical value.

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

The property known as the Catherine Scott house has associative value with the historic origins of the development of this part of the Garden District neighbourhood which was transformed, through John G. Howard's late 1840s design of the subdivision, from a single family estate to a dense urban neighbourhood. Featured on early atlases of the city dating to 1851 and 1858, 85 Shuter Street may have been constructed prior to 1851, in which case it would be one of the earliest town houses to survive from that time. Thomas Chalmers Scott purchased the house, along with the three adjacent lots to the west (79-83 Shuter Street) in 1855 and occupied the house in 1856. Along with the adjacent houses subsequently built on the other three lots, this house was part of the development of the properties acquired by Scott and developed over the next 25 years by the Scott family. The property is valued for its association with Scott (1806-1876) who was Chief Clerk in the Custom House and the Surveyor of Customs for the Port of Toronto as well as being a respected leader and benefactor of the Pembroke Street Restoration Church. Catherine, Scott's daughter, lived in the house in the 1860s with her husband Robert Watt Elliot, the druggist and wholesale drug manufacturer, inheriting the property following her father's death in 1876.

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 house at 85 Shuter Street is valued as it maintains the mid-late 19th century character of the urban development that followed the eventual subdivision of York's 1790s Park Lot estates. Together with the other three houses on the block on the south side of Shuter Street, it maintains the characteristic qualities of the period with its buff brick (currently painted) and mixture of 19th century architectural styles and low-rise scale supporting the Victorian character of the Garden District neighbourhood. It is valued for its historic, physical and visual links with its surroundings for 150 years.

SUMMARY

The three properties have been evaluated according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act that the City also applies when considering properties for inclusion on the City of Toronto's Heritage Register.

The three properties have been evaluated according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act that the City also applies when considering properties for inclusion on the City of Toronto's Heritage Register.

The property at 79 Shuter Street, located at the south-east corner of Shuter and Mutual Street and completed in 1878 by John G. Scott, has design value as a representative of the Second Empire style design which displays a high degree of craftsmanship and artistic merit. The property at 81 Shuter Street, contains the two Thomas C. Scott townhouses (including the property formerly known as 83 Shuter Street) completed by 1864, which has design value as a rare surviving example of a pair of 1860s townhouses which combine the Georgian and Victorian styles in the Garden District.

The three properties at 79 Shuter Street, 81 Shuter Street and, including, 85 Shuter Street (Catherine Scott house, c. 1853) all have associative and contextual value. As representatives of mid-nineteenth century townhouses they are valued for their association with the history and development of the Garden District neighbourhood. They are also valued for their association with the Scott family including the patriarch, Thomas C. Scott (1806-1876), Chief Clerk in the Customs House and Surveyor of the Port of Toronto and his three children, John G. Scott, Q. C. (1836-1928) barrister and Deputy Attorney General of Ontario, Catherine Scott and David Scott. Contextually, these 1850s-1870s properties are important as they occupy an entire block facing Shuter Street and with their massing, diverse roof lines, buff brick cladding and detail contribute to the Victorian character and scale of the Garden District neighbourhood.

SOURCES

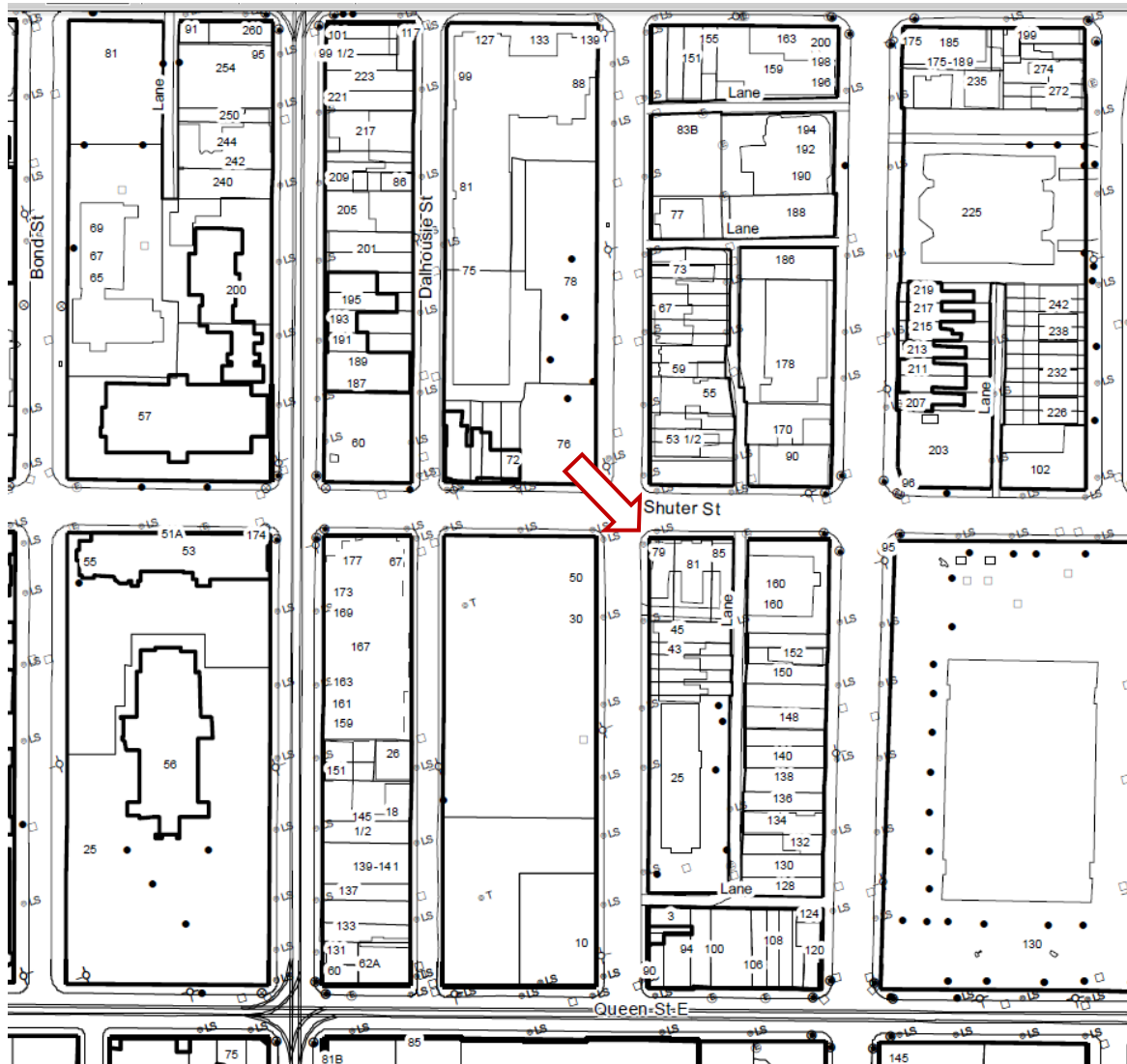
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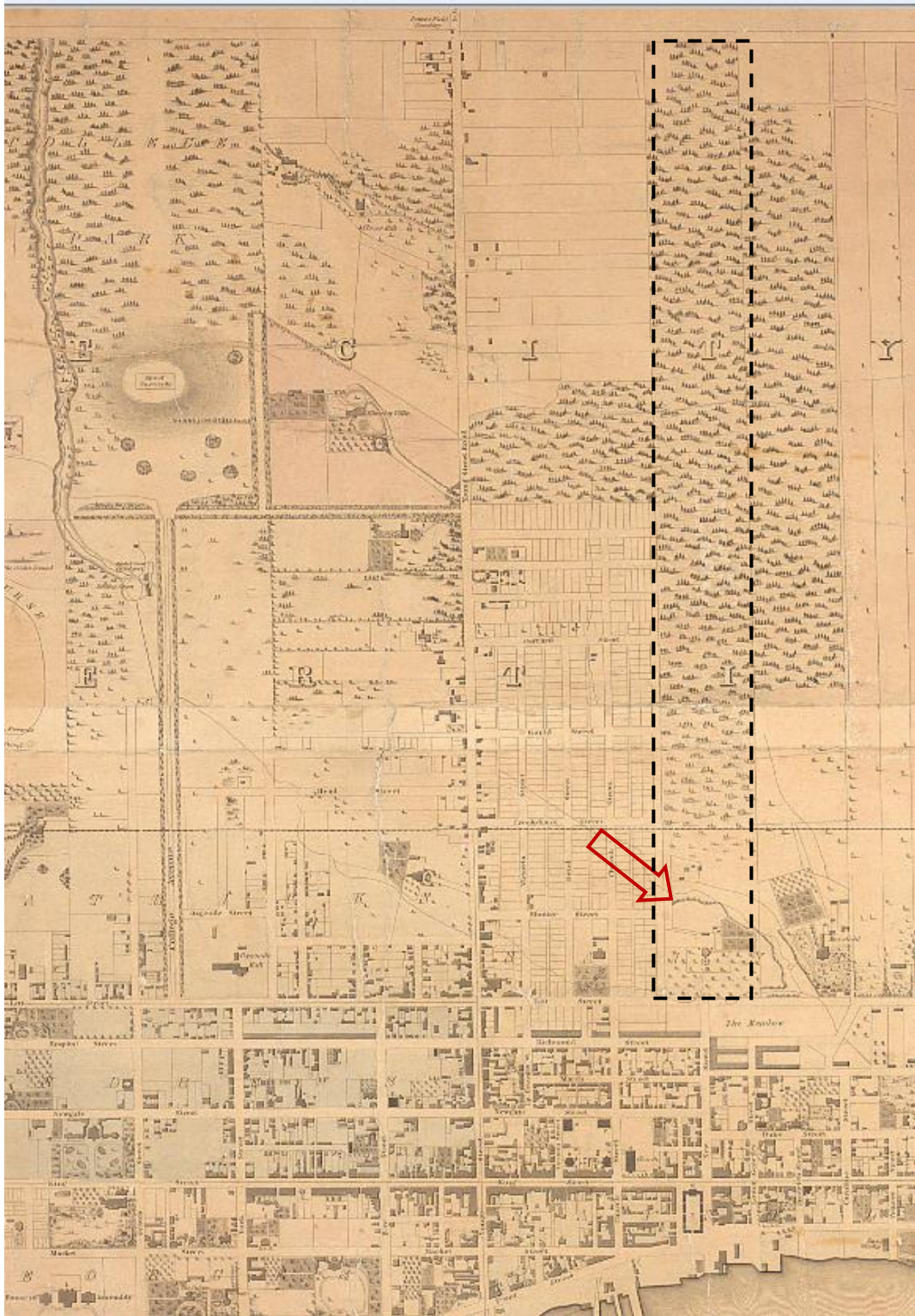
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IMAGES: The arrows mark the location of the properties at 79-85 Shuter Street. Please note: all maps are oriented with north at the top, unless otherwise indicated.



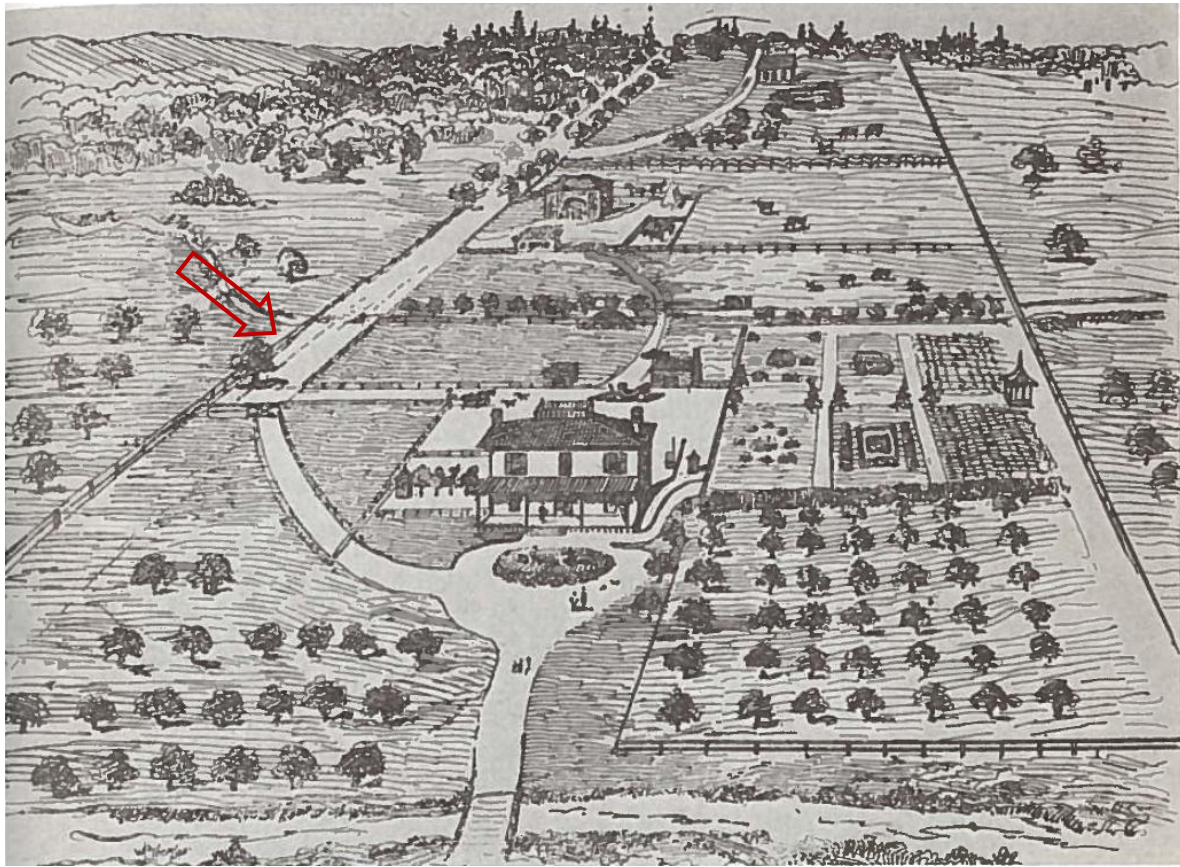
1. *City of Toronto Property Data Map*: the subject properties at 79, 81 and 85 Shuter Street are marked on the south side of Shuter with Mutual Street to the west and a laneway to the east.



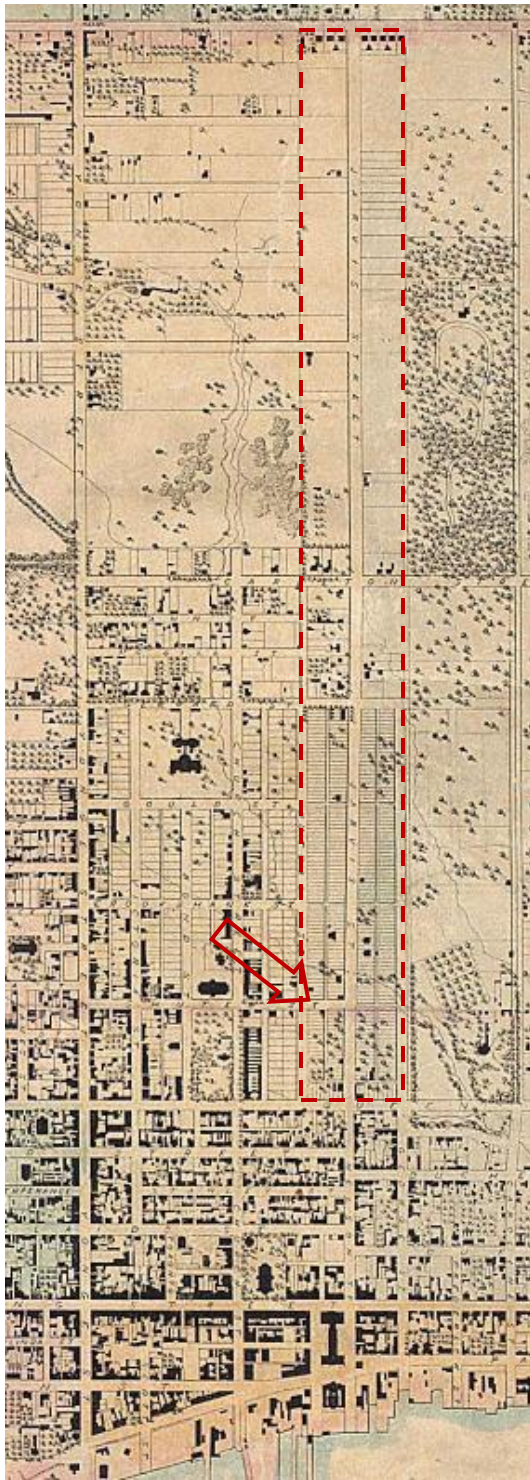
2. James Cane, *Topographical Map of the City and Liberties of Toronto* (detail), 1842: showing Park Lot 6 stretching as a single land holding from Lot Street (Queen Street) to the Second Concession Road (Bloor Street). (City of Toronto Archives [CTA])



3. James Cane, *Topographical Map of the City and Liberties of Toronto* (detail), 1842: showing the southern portion of Park Lot 6 just above Lot Street with the Hazelburn estate. Note how the driveway into the estate is on axis with New Street (now Jarvis Street) which connects to the market and wharves on the waterfront. To the west the southern half of Park Lots 7 and 8 have been subdivided and Shuter Street runs from Yonge to Mutual Street. (CTA)



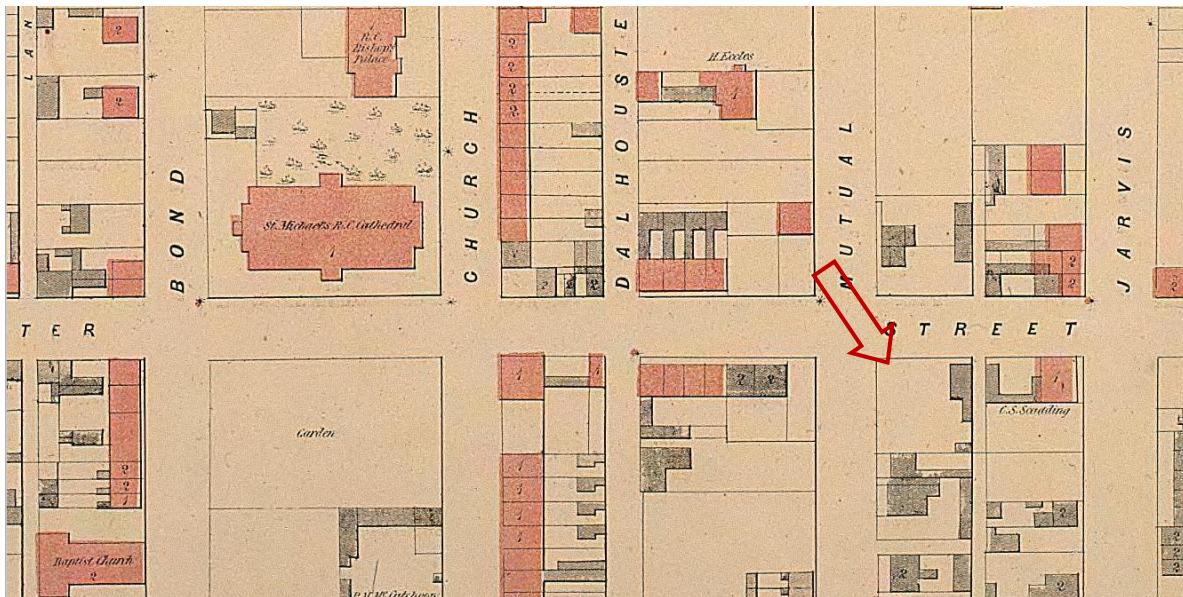
4. John Ross Robertson's View of Hazelburn as it was in 1824: showing an aerial view of the estate with the house designed by the architect John Ewart and the layout of the grounds with the outbuildings, driveway, formal plantings, parterres and pastures. (Thompson, p 87)



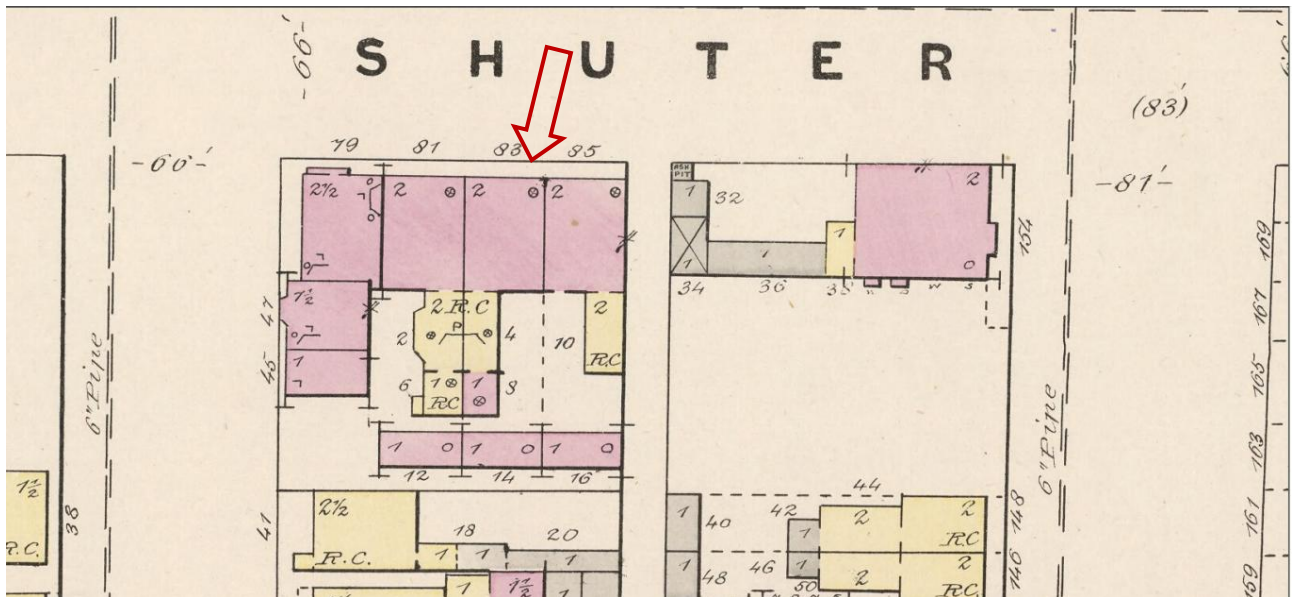
5. J. Stoughton Dennis, *Topographical Plan of the City of Toronto...* (detail), 1851: showing the subdivision of the Jarvis estate by J. G. Howard, from Queen Street to Bloor Street with Jarvis Street extending Nelson (formerly New Street) through the centre of Park Lot 6, (marked by the dashed rectangle). (Ng)



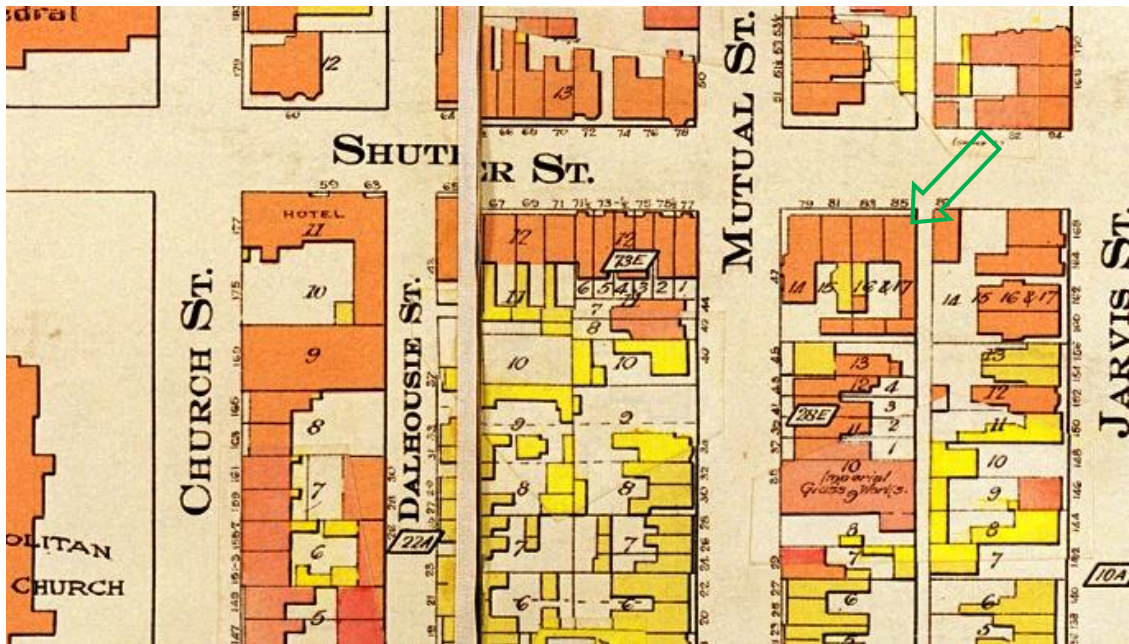
6. J. Stoughton Dennis, *Topographical Plan of the City of Toronto* (detail), 1851: North of the lots facing Queen Street, Park Lot 6 is subdivided with narrow lots running east west and fronting on to Mutual, Jarvis and George Streets with lanes running north south providing rear access to the properties. In spite of the orientation of the lots, development saw new buildings fronting on to Shuter as shown by the house marked with an arrow which is located at the property now known as 85 Shuter Street. The dashed rectangle shows the four lots, 14-17, of Section A of Plan 10A, of the subject properties (79-85 Shuter Street) which run east west. (Ng)



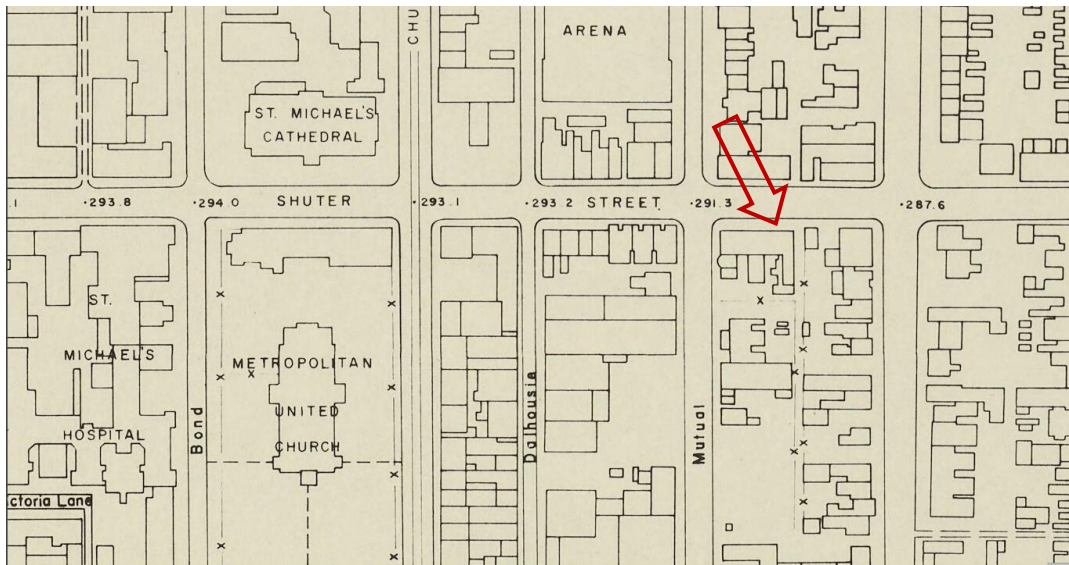
7. Boulton, W. S. and H. C. Boulton. *City of Toronto, Canada West*, 1858 (detail): showing the lot purchased by Thomas C. Scott in 1855 and the house at the north-east corner of the lot adjacent to the laneway. (CTA)



8. Goads Atlas, 1880 (detail): showing the footprint of the current properties. 81-85 Shuter are shown to be 2 storey brick buildings with rear wings of wood and roughcast plaster. The circular symbol with the x indicates that roofs are clad with shingles and mortar. At 81-83 Shuter, the rear 2 storey additions and one-storey additions have mansards with shingles on their side elevations with the flat top section built of metal, gravel or "composition" material. The roof on the rear addition at 85 has not been marked which means it has a shingle roof. The one-storey buildings at the rear of 81-85 Shuter are built of brick with slate roofs. 79 Shuter is indicated to have a mansard roof with slate shingles. (CTA)



9. Goads Atlas, 1913 (detail): showing the first change on the properties as the rear extension at 85 Shuter Street is extended along the lane way to join with the rear out buildings. Lots 14, 15, 16 + 17 are identified on the four properties. (CTA)



10. *City of Toronto Planning Board Atlas, 1957 (detail):* showing the same configuration of the three properties apart from the series of accretions at the rear of 85 Shuter and the removal of the outbuildings that originally extended behind 81, 83 and 85 Shuter Street. (CTA, Sheet 12, Section D)



11. 85 Shuter Street (Catherine Scott house) showing the principal (north) elevation at the south-west corner of Shuter and the laneway. (HPS, 2016)



12. Mackenzie House, 1856-8, 82 Bond Street: showing an example of a mid-19th century townhouse. (HPS, 2016)



13. 189-195 Church Street, 1848: showing mid-19th century townhouses (HPS, 2016)



14. 68 and 70 Shuter Street, 1850: showing townhouse types in the Garden District neighbourhood. (HPS, 2012)



15. 68 and 70 Shuter Street following restoration and new development. (HPS, 2016)



16. 85 Shuter Street: showing the east and rear south elevation with the entrance to the passageway. (HPS, 2016)



17. 85 Shuter Street: looking east towards the west rear elevation of 85 Shuter showing the passageway constructed between 1903 and 1913. (HPS, 2016)



FRONT ELEVATION
SCALE 1/4"=1'-0"

18. 85 Shuter Street, North Elevation: showing the façade with keystones matching those at 81 Shuter Street. (City of Toronto Building Records, Building Permit 08730)



19. 85 Shuter Street, North elevation, detail: showing the new brick work above the windows where the original keystones and vertical header bricks had been. (HPS, 2016)



20. 81 Shuter Street, North elevation: showing the current condition of the former 83 and 81 Shuter Street, now united with a single entrance and the replacement to the left of the entrance with a window whose proportion matches the existing windows. (HPS, 2016)



21. 81 Shuter Street, Existing North Elevation Drawing 1999: showing the property as it existed in 1999 with two-over-two sash windows, a prominent classical door case (added after 1941) and the decorative details in the dormer gables. (Building Permit 425838)



22. 81 Shuter Street, North elevation: showing the north elevation with the full door case and the decorative woodwork and bracket in the gables. (Google Street view, May 2015)



23. 81 Shuter Street, North elevation, detail of door case: showing the current condition of the door case with the missing cornice detail. (HPS, 2016)



24.81 Shuter Street, North elevation, gable details. (Google Street view, April 2014)



25. 81 Shuter Street, North elevation, gable detail: showing location of former wood brackets. (HPS, 2016)



26. 79 Shuter Street: showing the north elevation the various window head types, cast-stone keystones, and brick courses. (HPS, 2016)



27. 79 Shuter Street: showing the west elevation facing Mutual Street with the composition of the varying heights of the main block, and two rear wings. (HPS, 2016)



28. New Louvre, Paris, L T J Visconti and H M Lefuel, 1852-7: showing the mansard roofs and Classical Renaissance elements given the elaborate decorative treatment which typified the Second Empire style. (Hitchcock, p.195)



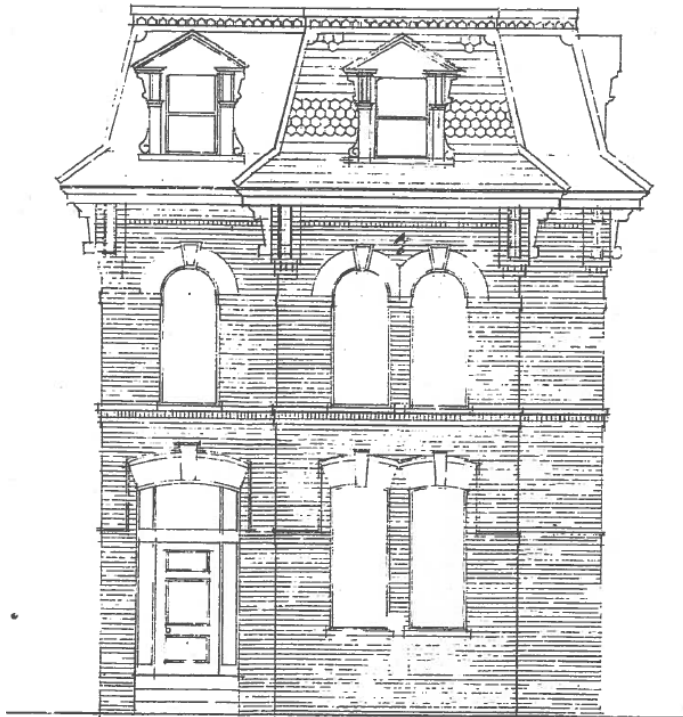
29. 79 Shuter Street, West elevation: showing the decorative brick work, the saw tooth courses, string courses and blind panels as well as the cast stone keystone. (HPS, 2016)



30. 79 Shuter Street, west elevation: showing the brick details, string courses, and the stone keystones, relief panels and chimney mouldings. (HPS, 2016)

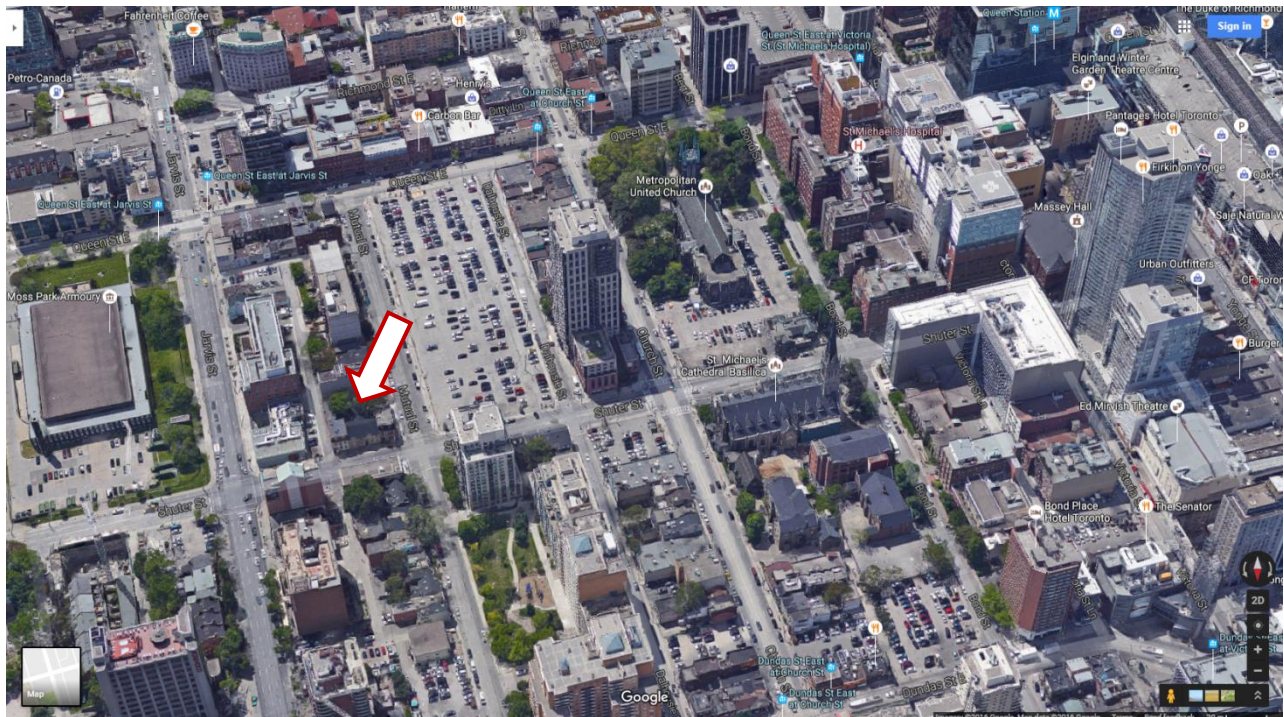


31. 79 Shuter Street, west elevation: showing the details in the mansard dormer window casings as well as the brick details. (HPS, 2016)



Elevation to Shuter Street (north)

32. 79 Shuter Street, North Elevation Drawing, Robbie Williams Partnership, 1974: showing the band of fish scale pattern slates on the roof. (Building Permit 051513, 1974)



33. Shuter Street, looking south and showing the context of the subject site. The parking lots represent development sites currently under construction or approved but not yet built. (Google Maps, 2016)