

CC44.3 - CONFIDENTIAL APPENDIX D

STATEMENT OF SIGNIFICANCE:

122 AND 124 PETER STREET

(REASONS FOR DESIGNATION)

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; and
- The north elevation of 122 Peter Street, which is concealed by the adjoining building.

STATEMENT OF SIGNIFICANCE:
357 AND 359 RICHMOND STREET WEST
(REASONS FOR DESIGNATION)

The properties at 357 and 359 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; and
- The side elevations (east and west), which are viewed from Richmond Street West.