



REPORT FOR ACTION

Cultural Heritage Evaluation – 79 and 81 Granby Street

Date: June 4, 2019

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Wards: Ward 13 – Toronto Centre

SUMMARY

This report recommends that the Toronto and East York Community Council receive this report for information. The report responds to City Council's request on December 4, 2018 (Motion MM1.7) that directed the Senior Manager of Heritage Preservation Services to "initiate a study of the formally nominated properties, at 79 and 81 Granby Street and to report back regarding designation within the first quarter of 2019."

The properties at 79 and 81 Granby Street contain a pair of semi-detached house form buildings dating to 1891. As outlined in Attachment 3 to this report, staff have undertaken an evaluation according to Ontario Regulation 9/06 (the provincial criteria prescribed for municipal designation that the City also applies to properties being assessed for its Heritage Register).

Although the properties demonstrate contextual value, specifically their historical and physical setting between the listed heritage properties at 77 Granby Street and 414-418 Church Street (at the southwest corner of Granby), the significant alterations to the exterior of subject buildings, including the removal of the original shared entrance arch (documented in archival photographs) and the recladding and changes to the window openings and roofline of 79 Granby, have impacted their integrity and ability to communicate their cultural heritage value. As such, staff have determined that the individual properties do not merit inclusion on the City of Toronto's Heritage Register.

The provision of Chapter 27, Council Procedures, requires that Motion MM1.7 be referred to the Toronto and East York Community Council.

RECOMMENDATIONS

The Senior Manager, Heritage Preservation Services, Urban Design City Planning recommends that:

1. The Toronto and East York Community Council receive this report for information.

FINANCIAL IMPACT

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

DECISION HISTORY

On December 4, 2018, City Council direct the Senior Manager, Heritage Preservation Services to initiate a study of the formally nominated properties, at 79 and 81 Granby Street and to report back regarding designation within the first quarter of 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM1.7>

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) of the properties at 79 and 81 Granby Street are attached.

Staff have completed the attached Research and Evaluation Summary (Attachment 3) for the properties at 79 and 81 Granby Street. This evaluation has determined that the properties have contextual value for their historical and physical links to their setting, however, the significant modifications to the exterior of the subject properties, particularly the removal of the shared entrance arch (as documented in archival photographs) and the changes to the cladding, openings and roofline on 79 Granby have impacted their integrity and ability to communicate their cultural heritage value.

In November 2017, the McGill-Granby Residents' Association made a formal request to have McGill, Granby and Mutual Streets studied as a potential Heritage Conservation District (HCD). The nomination, study and planning of HCDs is guided by the City Council-adopted document "Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference." The staff review of the HCD nomination is pending.

City staff recommend that the properties at 79 and 81 Granby Street are not worthy to be individually listed on the City of Toronto's Heritage Register. This recommendation does not preclude the properties from future study and inclusion in a HCD under Part V designation of the Ontario Heritage Act.

CONTACT

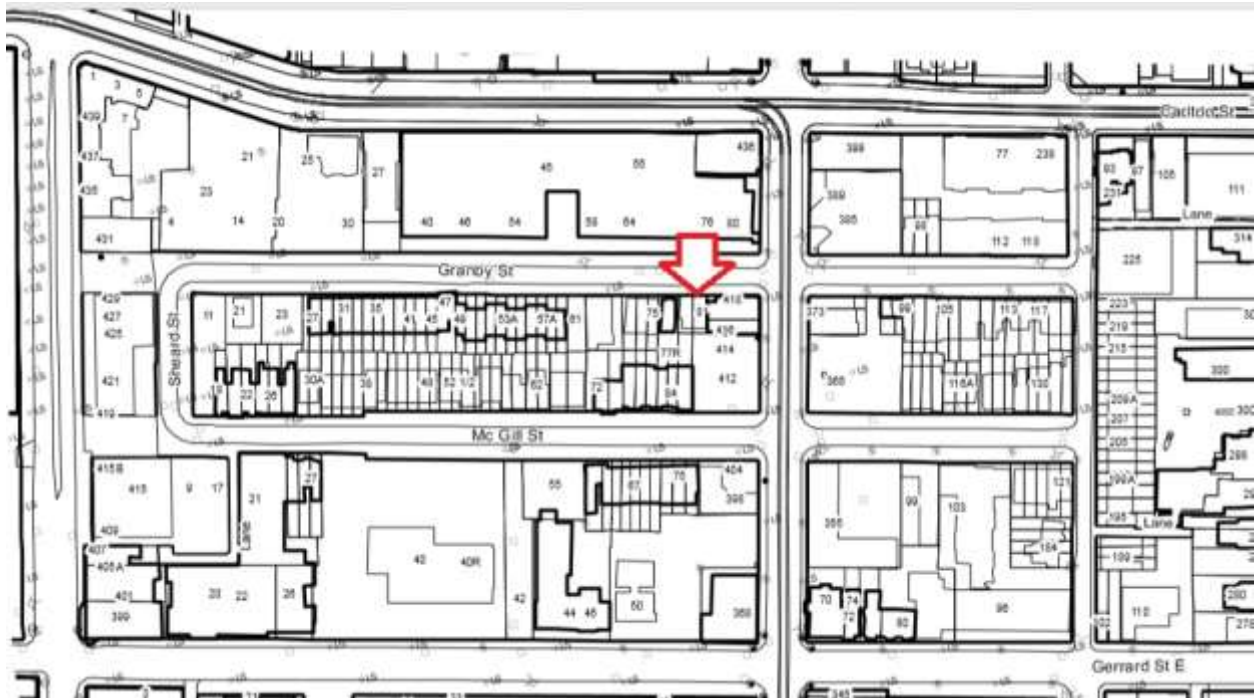
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ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Photographs
Attachment 3 – Research and Evaluation Summary



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

Yonge Street is on the left (west).



Principal (north) elevations of 79 (right) and 81 Granby Street



Contextual view east on Granby Street, showing the subject properties between the listed heritage properties at 77 Granby (right) and 414-418 Church Street (left)

Heritage Preservation Services, 2019

RESEARCH AND EVALUATION SUMMARY: 79 AND 81 GRANBY STREET



Photograph: 79 (right) and 81 Granby Street (Heritage Preservation Services, 2019)

i. HISTORICAL CHRONOLOGY

KEY DATE	HISTORICAL EVENT
1856	Located on the south side of present-day Granby Street, west of Church Street, Bishop John Strachan sells Lot 12 under Plan 203 to John Murphy
1858	Boulton's Atlas illustrates the first buildings on "Ann Street" (originally Anne Street and present-day Granby Street), followed by the inaugural Goad's Atlas in 1880 (Images 2-3)
1884	Murphy's executors begin subdividing Lot 12 ¹
1890 Jan	Robert Kidney purchases part of Lot 12, with a 53-foot frontage on Anne Street, and secures several mortgages on the allotment in 1890 and 1891
1890 Sept	Lot 12 remains vacant on the tax assessment rolls
1891 July	Kidney is issued Building Permit 189 for a pair of semi-detached houses on the "south side of Ann (sic) Street near Church Street," which does not identify an architect or contractor (Image 4)

¹ In 1891, Stephen Murphy commissioned the extant building complex on the southwest corner of present-day Church and Granby streets, comprising a commercial building and two houses. Now identified as 414-418 Church Street, the property is designated under Part IV, Section 29 of the Ontario Heritage Act

1891 Sept	The pair of houses is in place when, according to the tax assessment rolls, 79 Anne stands vacant, while Kidney rents its neighbour at 81 Anne to John Higgins, a machinist
1892 Sept	John Stark, a bookkeeper and Matilda West, a widow are Kidney's tenants at 79 and 81 Anne Street, respectively, according to the tax assessment rolls, with the information confirmed in the city directory
1893	The pair of semi-detached houses is shown on the update to Goad's Atlas (Image 5)
1898 July	Kidney conveys the properties to the Quebec Bank, which holds mortgages on the sites
1904 Dec	The Quebec Bank sells the properties separately to George Gamble (79 Granby) and Matilda Motheral (81 Granby)
1943 June	After several transfers in ownership and the change in the street name (but not the street numbers), Tempia M. Grant acquires the property at 79 Granby; in 1956, she applies for a permit to make "alterations to an existing lodging house"
1972 and 1980s	Archival photographs show the alterations to 79 Granby Street and the impact to the entrance of 81 Granby Street (Images 6 and 7)
1974 Mar	The adjoining property at 77 Granby Street with the Bernard Doyle House (1884) is listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register), along with the neighbouring row houses (1889) at 76-84 McGill Street (Images 12-14)
2006-2010	Directly east of the subject properties, the Stephen Murphy Store and Houses at 414-418 Church Street are included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2006 and designated under Part IV, Section 29 of the Ontario Heritage Act four years later (2010)
2018 Dec	City Council adopts MM1.7 to initiate a study of 79 and 81 Granby Street" ²

The history and development of the properties at 79 and 81 Granby Street is traced through the archival records cited above and the historical and current photographs attached. The subject properties contain a pair of 2½-storey semi-detached house form buildings, which were commissioned in 1891 by Robert Kidney, a former hardware merchant who headed his own real estate company. The building permit does not identify an architect or contractor, and research to date has not identified any persons of historical interest associated with the sites.

The semi-detached houses at 79 and 81 Granby Street originally displayed detailing from the popular architectural styles of the late-19th century, including the Romanesque Revival with the prototypical round-arched motif and rough stone detailing, which survives in the first-floor window opening and second-storey window detailing on 81 Granby. While both houses retain the gables and roof detailing at the north end, the westernmost dwelling at 79 Granby has been substantially altered, including changes to the west roofline and all

² <https://www.toronto.ca/legdocs/mmis/2019/mm/bgrd/backgroundfile-122363.pdf>

of the door and window openings (north), and the recladding of the principal (north) and side (west) elevations.

The houses at 79 and 81 Granby Street were originally designed as mirror images where, on the principal (north) elevations, the main entrances were recessed behind a shared archway (similar to those on the neighbouring McGill Street rowhouses, which are depicted in Images 12 and 13). This is confirmed in archival photographs dating to 1972 and the 1980s when, following the substantial alterations to 79 Granby, the "half arch" over the entrance to 81 Granby remained. The latter opening was subsequently changed to a flat-arched entrance, as shown in the current photographs (with details in Image 11).

ii. EVALUATION

Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act

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

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	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	N/A
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

The properties at 79 and 81 Granby Street contain representative examples of late-19th century semi-detached houses that were originally designed with features of the popular architectural styles of the late Victorian era, which have been substantially altered, especially the unit at 79 Granby where all of the openings on the principal (north) elevation have been changed and only the corbelled brickwork and roof detailing remains.

No associative values for the properties at 79 and 81 Granby Street have been identified.

Contextually, the properties at 79 and 81 Granby Street are physically and historically linked to their surroundings in relation to the adjoining Bernard Doyle House (1884) at 77 Granby Street and the Stephen Murray Store and Houses at 414-418 Church Street (1891, on the southwest corner of Granby) with which they share a similar vintage and

setback. The latter properties are listed on the City of Toronto's Heritage Register, with 414-418 Church Street also designated under Part IV, Section 29 of the Ontario Heritage Act.

iii. SUMMARY

Following research and evaluation, it has been determined that the properties at 79 and 81 Granby Street meet Ontario Regulation 9/06 (the provincial criteria prescribed for municipal designation, which the City also uses when assessing properties for its Heritage Register), under one criterion for their context in relation to the adjoining heritage properties. However, the changes to the subject properties have impacted their integrity and ability to communicate their cultural heritage value. As a result, the properties at 79 and 81 Granby Street are not worthy of inclusion on the City's Heritage Register.

This evaluation does not preclude the properties from future study and inclusion in a HCD under Part V designation of the Ontario Heritage Act.

SOURCES

- Adam, G. Mercer, *History of Toronto and the County of York*, Volume 1, 1885
- Abstract Index of Deeds, Plan 203, Lot 12
- Archival maps and atlases, <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>
- Archival Photographs, City of Toronto Archives (individual citations below)
- Assessment Rolls, St. James Ward, 1890-91 and Ward 3, Division 2, 1892 ff.
- Blumenson, John, *Ontario Architecture*, 1990
- City Directories, 1890 ff.
- Building Permit 189, July 30, 1890, City of Toronto Archives
- Building Records, Toronto and East York, 1956-57
- Lundell, Liz, *The Estates of Old Toronto*, 1997
- Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, *A Guide to Canadian Architectural Styles*, 1992
- McHugh, Patricia, and Alex Bozikovic, *Toronto Architecture: A City Guide*, revised ed., 2017
- Underwriters' Survey Bureau Atlas, 1921 revised to 1943

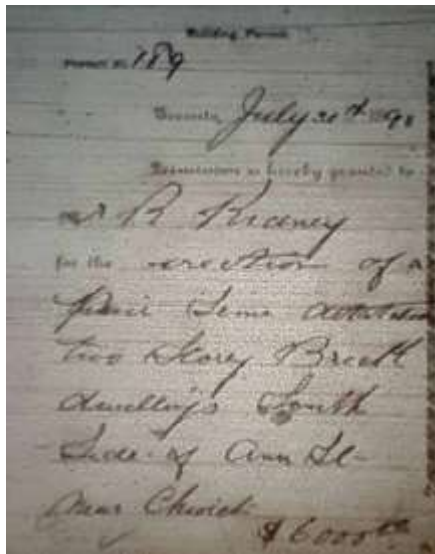
IMAGES



1. Aerial Photograph: 79 and 81 Granby Street, showing the properties on the south side of the street (south of Carlton Street and west of Church Street). The image is aligned with north on the bottom (www.google.ca/maps)



2. and 3. Boulton's Atlas, 1858 (left) and Goad's Atlas, 1880 (right), showing the subject property before the semi-detached houses were constructed (<http://oldtorontomaps.blogspot.com/p/index-of-maps.html>)



4. and 5. Building Permit, 1891 (left) and Goad's Atlas, revised 1893 (right), showing the semi-detached house form buildings in place (City of Toronto Archives and <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>)



6. and 7. Archival photographs, 1972 (left) and 1980s (right), showing the semi-detached houses following the alterations to 79 Granby Street and prior to the change made to the formerly arched entrance opening (left) on 81 Granby Street (City of Toronto Archives, Series 841, Item 29 and Fonds 1465, Item 1)



8. and 9. Current photographs showing the east side elevation of 81 Granby (left) and the west side elevation of 79 Granby (right) (Heritage Preservation Services, 2019)



10. and 11. Current Photographs showing the properties from Church Street (left) and the changes to the entrances (right) (Heritage Preservation Services, 2019).



12. Current photograph of the subject properties (centre) between the Bernard Doyle House at 77 Granby Street (right), which is listed on the City of Toronto's Heritage Register, and the Stephen Murphy Store and Houses at 414-418 Church Street (left), which are designated under Part IV, Section 29 of the Ontario Heritage Act (Heritage Preservation Services, 2019).



13 and 14. Photographs, archival (left) and current (right) of the 1889 row houses at 76-84 McGill Street (which are directly southwest of the subject properties and listed on the City's Heritage Register). These row houses retain the round-arched entrance arches with recessed entries that were altered on the subject properties (City of Toronto Archives, Fonds 2043, File 598 and Heritage Preservation Services, 2019).