

## **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 65 George Street**

**Date:** March 10, 2020

**To:** Toronto Preservation Board

Toronto and East York Community Council

**From:** Senior Manager, Heritage Planning, Urban Design, City Planning

**Wards:** Ward 13 - Toronto Centre

### **SUMMARY**

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This report recommends that City Council state its intention to designate the listed heritage property at 65 George Street that contains a significant built heritage resource originally known as the Little York Hotel Stables and Coach House, under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

Located within the boundary of the original Town of York, the Little York Hotel stables and coach house at 65 George Street were constructed in 1880 as part of the Little York Hotel at 187 King Street East to the designs of the architects Langley, Langley & Burke.

The property at 65 George Street was included on the City's Heritage Register in 1984. The property at 187 King Street East was included on the Heritage Register in 1973, and designated under Part IV, Section 29 of the Ontario Heritage Act in 1979 with a Heritage Easement Agreement registered in 1980. Both properties were identified as contributing in the St. Lawrence Neighbourhood Heritage Conservation District adopted by City Council in 2015 and currently under appeal.

The 65 George Street property is the subject of a development application under the Planning Act to allow for the construction of a seventeen storey residential building that would result in the demolition of the heritage building. This application has been refused by Council. The owner has appealed Council's decision to the Local Planning Appeals Tribunal.

City staff have completed further research and evaluation of the property at 65 George Street and have determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, for its design, associative and contextual value.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Designation enables City Council to review

alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

## **RECOMMENDATIONS**

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

1. City Council state its intention to designate the property at 65 George Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 65 George Street (Reasons for Designation) attached as Attachment 3 to the report (March 10, 2020) from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision to designate the property.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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At its meeting of June 25 and June 28, 1984 City Council adopted the recommendation to include 65 George Street, part of the Little York Hotel (stables), on the City's Inventory of Heritage Properties, now known as the Heritage Register.

The property at 65 George Street is identified as a contributing property in the St. Lawrence Neighbourhood Heritage Conservation District (HCD). At its meeting of December 9 and 10, 2015, City Council adopted without amendments TE12.11: "Designation of the St. Lawrence Neighbourhood Heritage Conservation District under Part V of the Ontario Heritage Act":

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE12.11>

On November 7, 2017 City Council adopted without amendments TE27.12: "187 King Street East and 65 George Street - Zoning Amendment Refusal - Report" because the proposal "(e) does not conserve the onsite and adjacent heritage properties consistent with the Official Plan Policies in Section 3.1.5."

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE27.12>

## COMMENTS

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A location map (Attachment 1) and photographs (Attachment 2) are attached. Staff have completed the attached Research and Evaluation Report (Attachment 4) for the property at 65 George Street (the Little York Hotel and Stables) and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

Located on the east side of George Street, south of King Street East, the property at 65 George Street was listed on the Heritage Register in 1984. The building was constructed in 1880 to provide stables and a coach house for the adjacent property at 187 King Street East, containing the Little York Hotel, completed in 1879 and designated under Part IV of the Ontario Heritage Act. The properties at 65 George Street and 187 King Street East were originally a single property until they were severed in 1977.

Together with the adjoining Little York Hotel, the Little York stables and coach house building has design and physical value as it represents a rare building type. Although there have been alterations, the original function of the stables-coach house and its relationship to the adjacent hotel building is still legible through the shared redbrick cladding, decorative string courses and round-arched window openings which, with the monumental carriageway opening, are representative of a well-crafted, High Victorian style, hotel and stables complex. The complex has historic value as it was designed by the Toronto architects, Langley, Langley and Burke, and has a shared 140-year history as a commercial establishment in the historic old Town of York. Included in the St. Lawrence Neighbourhood Heritage Conservation District (adopted by City Council in 2015 and currently under appeal), the Little York Hotel complex is important for maintaining and defining the scale and character of the neighbourhood as it is historically, functionally and visually linked to its context.

The Statement of Significance: The Statement of Significance: 65 George Street (Attachment 3) comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's website in

accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

If designated, City Council can review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

## **CONTACT**

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## **SIGNATURE**

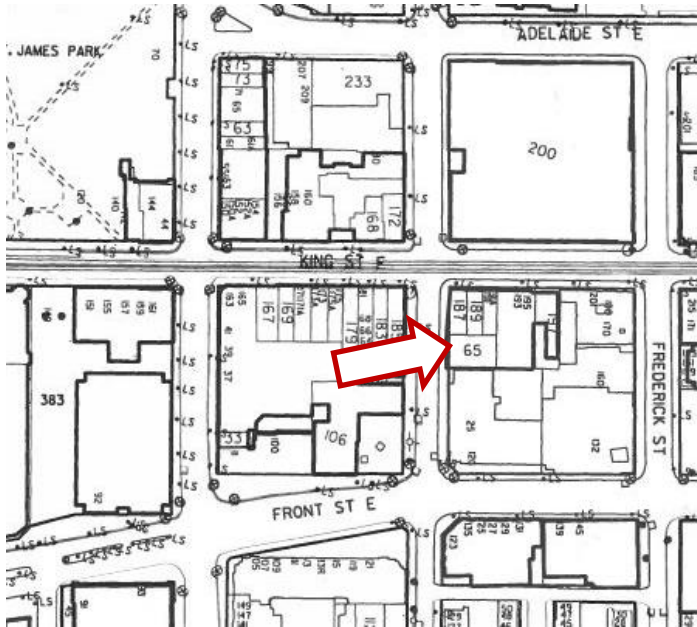
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Mary L. MacDonald, MA, CAHP  
Senior Manager, Heritage Planning  
Urban Design, City Planning

## **ATTACHMENTS**

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Attachment 1 – Location Map  
Attachment 2 – Photographs  
Attachment 3 - Statement of Significance: 65 George Street (Reasons for Designation)  
Attachment 4 - Heritage Property Research and Evaluation Report



City of Toronto Property Data Map: showing the location of the property on the east side of George Street between King Street East and Front Street East and marked by the **arrow**. The heritage properties are identified with a heavier outline.

*Please note: all maps and plans are orientated with north at the top unless otherwise indicated.*



Aerial view looking east towards 65 George Street and 187 King Street showing the St. Lawrence Hall and Market and St. James Park at Jarvis Street.





Photograph showing the Little York Hotel and the Stables and Coach House as viewed from King Street looking south along George Street (Heritage Planning [HP], 2020)



Photographs (left) showing the property at 65 George Street containing the Little York Hotel Stables and Carriage House, 1880 with, to the left, the adjacent Little York Hotel, 1879 at 187 King Street East and (right) Heritage Toronto plaque commemorating the listing of the property on the City's Heritage Inventory in 1984 (HP, 2020)





Photograph of the west elevation of the Little York Hotel (left) with its Stables and Coach House (right) (HP, 2020)



Photograph taken in 1885 looking north from Front Street, past the Black Horse Hotel (demolished) to the Little York Hotel and Stables. The arrow marks the carriage entrance arch (Toronto Public Library, 6-2641)

65 GEORGE STREET (Little York Hotel Stables and Coach House)  
(REASONS FOR DESIGNATION)

The property at 65 George Street, containing the Little York Stables and Coach House, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act 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. The property was listed on the City of Toronto's Heritage Inventory in 1983 and identified as a contributing property in the St. Lawrence Neighbourhood Heritage Conservation District (2015) currently under appeal.

### Description

Located on the east side of George Street, just south of King Street East, the property at 65 George Street contains the stables and coach house building. It was constructed in 1880 as part of the adjacent Little York Hotel at 187 King Street East, located to the north of the subject property at the south-east corner of King Street East and George Street. The hotel and stables-coach house were part of the same property until they were severed into two lots in 1977. The stables and coach house originally contained a lower floor with stables and carriage storage with an upper level hay loft. Between 1885 and 1973 the second floor of the stables and coach house building was altered in various forms including additions to the second floor, but these additions and alterations were removed with further alterations and restoration in the 1980s.

The Little York Hotel was included on the City's first Heritage Inventory (now known as the Heritage Register) in 1973 and designated under Part IV, Section 29 of the Ontario Heritage Act in 1979. A Heritage Easement Agreement for the 187 King Street East property was registered on the property title in 1980. Restoration of the exterior of the hotel, which included removing the blue paint applied to the brick elevations, was begun in 1978.

The stables were listed on the City's Heritage Register in 1984. In 1983, restoration and renovation work began with the removal of the blue paint from the principal (west) elevation. The renovations, which included the reconstruction of the second storey elevation with five new windows and the raising and reconstruction of the parapet, were undertaken in 1988. The ground floor windows adjacent to the carriageway were restored, removing a doorway. The carriage way was given a recessed glazed entry and the northern-most ground floor window was lengthened to accommodate a secondary exit. The use of the building was changed to accommodate a retail store and offices. In 1993 the use was again changed to accommodate a public hall and offices. The former stables and coach-house are currently occupied as an art gallery.

### Statement of Cultural Heritage Value

The former 1880s Little York Hotel coach house and stables at 65 George Street is representative of a once common and now rare 19th century building type. Constructed as part of the Little York Hotel, the stables-coach house building retains the stylistic



features of the complex in its details and in the original carriage way entrance. Although the upper floor represents a recent addition, it has been done in a sympathetic manner which reconstructed the original parapet and whose new windows have the segmental-arched openings of the adjacent second floor hotel windows. The lack of keystones in the window heads and the inclusion of a projecting brick course are consistent with good conservation practise of the time which required new additions to be distinct but complementary to the existing heritage building. The three arched ground floor windows to the north of the carriage entrance likely date from the late 1880s or early 1890s and, although not original, have been part of the complex for over 120 years. The windows are consistent in detail and composition with the original design for the adjacent hotel windows and the stables-coach house entryway. The small window to the south is also not believed to have been part of the original building, but is also likely over 100 years old and features a segmental-arched opening and a stone sill. The stables-coach house building has sufficient integrity to convey its original purpose as part of the hotel complex and displays a level of craftsmanship consistent for a stable-coach house, which maintains the stylistic elements of the main hotel building.

As part of the Little York Hotel complex, the stables and coach house building have historic and associative value as they yield information about the Old Town of York Neighbourhood and the culture of travel and transportation in late 19th-century City of Toronto.

The entire Little York Hotel complex, including the stables and coach house were constructed to the designs of the prominent and prolific architectural firm of Langley, Langley & Burke. Their work as a partnership and as individuals extended for more than 60 years in the City of Toronto and was well-represented in institutional, ecclesiastical and commercial buildings. The Little York Hotel complex represents their use of the Second Empire style, which Langley had applied to important public buildings such as Government House, 1868 and the General Post Office, 1871-4, to a smaller commercial hotel. As both the Government House and the General Post Office buildings have been demolished the hotel-stables and coach house complex are rare survivors of the Second Empire style phase of their work.

Located in the historic St. Lawrence Neighbourhood Heritage Conservation District<sup>1</sup> on the edge of the original 1793 Town of York, the Little York Hotel complex represents commercial development along King Street in the 1880s. The stables and coach-house have contextual value as part of the Little York Hotel. The hotel and stables-coach house are important in maintaining and defining the character of the area through their massing, scale, materials and details and through their indication of a pattern of life and travel no longer prevalent, from 140 years ago. In its building form and details it is physically, functionally, visually and historically linked to its surroundings.

### Heritage Attributes

The heritage attributes of the Little York Hotel Stables and Coach-house building located at 65 George Street are:

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<sup>1</sup> Designated under Part V of the Ontario Heritage Act by City Council in 2015 and currently under appeal  
Intention to Designate - 65 George Street

- The location of the building as it fronts on to the east side of George Street adjacent to and contiguous with the former Little York Hotel building
- The elevation of the original one-storey building
- The materials include brick cladding with stone sills on the west elevation of the building with the brick string courses, dentil courses and cast-stone keystones in the elliptical and round-arched openings of the carriage way and windows
- The openings including the elliptical-arched carriage way opening and the three adjacent, semi-circular arched window openings.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



65 GEORGE STREET  
LITTLE YORK HOTEL STABLES AND COACH HOUSE

Prepared by:

Heritage Planning  
Urban Design, City Planning  
City of Toronto

March 2020



## 1. DESCRIPTION



Above: 1885 Photograph from Front Street looking north along George Street to the Little York Hotel, Stables and Coach House with the Black Horse Hotel in the foreground. (Toronto Public Library the former Little York Hotel Stables and Coach House (Toronto Historical Board, City of Toronto Archives)

Cover: 65 George Street, the former Little York Hotel Stables and Coach House (HP, 2020)

| 65 GEORGE STREET - LITTLE YORK HOTEL STABLES and COACH HOUSE |   |
|--|---|
| ADDRESS  | 65 George Street, Toronto, M5A 4L8  |
| WARD   | Ward 13 - Toronto Centre  |
| LEGAL DESCRIPTION  | TOWN OF YORK PT LOTS 19 & 20 RP 63R1354 PART 2  |
| NEIGHBOURHOOD/COMMUNITY                                      | Town of York neighbourhood  |
| HISTORICAL NAME  | Little York Hotel Stables   |
| CONSTRUCTION DATE  | 1880  |
| ORIGINAL OWNER   | Robert Waterhouse   |
| ORIGINAL USE   | Stables   |
| CURRENT USE*   | Art Gallery<br>*This does not refer to permitted use(s) as defined by the Zoning By-law |
| ARCHITECT/BUILDER/DESIGNER                                   | Langley, Langley & Burke- architects/Lionel Burke and Thomas Carroll -contractors       |
| DESIGN/CONSTRUCTION/MATERIALS                                | Brick with stone details  |
| ARCHITECTURAL STYLE  | Stable addition to Second Empire hotel  |
| ADDITIONS/ALTERATIONS  | See sections ii and iii   |
| CRITERIA   | Design, associative and contextual  |

|                 |   |
|-----------------|---|
| HERITAGE STATUS | Listed on the Heritage Register, 1984<br>Designated Under Part V of the Ontario<br>Heritage Act as part of the St. Lawrence<br>Neighbourhood Heritage Conservation<br>District, 2015 currently under appeal |
| RECORDER        | Heritage Planning: Marybeth McTeague  |
| REPORT DATE     | March 2020  |

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 65 George Street and applies evaluation criteria to determine whether the property merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

City Staff acknowledge that the land described in this report is the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. We acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.

### i. HISTORICAL TIMELINE

| Key Date  | Historical Event   |
|-----------|--|
| 1793      | With the settlement of the Town of York, the town is surveyed as ten blocks with King Street as the central main Street and George Street as the western perimeter. The south-east corner of the intersection of King and George contains Lot 20                                   |
| 1805      | The patent for Lot 20 is issued to Richard Beasley, a trader, who sells it immediately to Reverend George O'Kill Stuart <sup>2</sup>   |
| 1807-1817 | Stuart opens the Home District School at the south-east corner of King and George Streets  |
| 1817-1879 | With the sale of the north portion of the property to George Duggan, the south-east corner at King and George Streets is occupied by a series of businesses including taverns and hotels and occasionally grocery stores and a furniture dealer during a varied sequence of owners |
| 1879      | Robert E. Waterhouse purchases Lot 20  |
| 1879      | May 24, 1879, architects Langley, Langley & Burke issue a call to tender for the Little York Hotel, south-east corner of King and George Streets   |
| 1880      | Waterhouse buys additional land to the south and east  |
| 1880      | June 18, p. 7 a call to tender is placed in the Globe by the architects Langley, Langley & Burke for a stable and driving shed at the Little York Hotel at the corner of King and George Streets   |

<sup>2</sup> Information on the sequence of ownership and uses for the property was obtained from ASI's Stage 1 Archaeological Resource Assessment as well as historic maps, city directories and building permits

|           |  |
|-----------|--|
| 1880      | November 27, the Globe describes the Little York Hotel and stables constructed by Robert Waterhouse  |
| 1882      | A report in the Toronto Daily Mail, 14 July 1882, p 8 states that Waterhouse has received a building permit to erect three, three-storey brick stores on King St. E. adjoining the Little York hotel and replacing earlier wooden buildings  |
| 1885      | Robert Davies purchases Waterhouse's hotel, after which under a variety of tenant operators it is known alternately as the Little York Hotel, York House and from 1900-1925 the York Hotel   |
| 1892-1899 | Dr. Asa Alfred Brown, veterinarian leases a part of the stables  |
| 1900-1909 | 65 George Street is used as stables for the hotel  |
| 1908      | The stables are occupied by Edward Le Bar and Son Express  |
| 1910-1919 | Connor-Ruddy and then E.L. Ruddy use 65 George Street as their company stables   |
| 1920-1924 | Robert Davies' heirs sell the property at 187 King Street and 65 George Street to Harry Rolph Holbrook who sells it within a year to his brother Arthur Marsh Holbrook   |
| 1924-1945 | The property is owned by David and Mae Hubbell. During this period the stables are either vacant or occupied by various transport companies and the hotel continues to operate and then stands vacant until occupied by Modern Auto Parts and the upper floors are rented to tenants   |
| 1945      | Harry and Ruth Polevoy purchase the property and open the Dominion Specialty Co. A second address, 67 George Street, is recorded in the directories and is the shipping entrance for Dominion Specialty Co. 65 George Street was associated with the Boyce Cartage Co.<br>It is likely that the reconfiguration of the window to the north of the carriage archway to a door was done at or by this time |
| 1949-1977 | The Polevoys sell the property to Michael and Elsie Picov (also known as Pecov). Picov Electric (electrical contractor) and Canadian Electrical Industries occupy the property and 65-67 George Street is indicated as the shipping entrance.  |
| 1973      | The property at 187 King Street East (Little York Hotel) is listed on the City's Heritage Register<br>Photographs from this period indicate that the hotel and stables have been painted blue.   |
| 1977      | The Picov's sell the property to Arco Planning Consultants. The property is subdivided in two under registered plans 63R-1354 Part 1 and 2 and the two new properties are now known as 187 King Street East containing the former Little York Hotel and 65 George Street containing the hotel stables and coach house <sup>3</sup>   |
| 1978      | The property at 187 King Street is sold to 393901 Ontario Ltd. The blue paint is removed from the hotel and the brick elevation restored   |

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3 65 George Street is known as TOWN OF YORK PT LOTS 19 & 20 RP 63R1354 PART 2 and 187 King Street East is known as PLAN TOWN OF YORK PT LOT 20 RP63R 1354 PART 1



|      |   |
|------|---|
| 1979 | The property at 187 King Street is designated under Part IV of the Ontario Heritage Act.  |
| 1980 | A Heritage Easement Agreement is registered on the property title for 187 King Street East  |
| 1983 | The blue paint is removed from the brick elevation of the former stables and coach house building at 65 George Street and the doorway is removed to restore the window opening. The second floor additions are removed and the upper level is reclad in metal siding behind the brick parapet   |
| 1984 | The Little York Hotel Stables and Coach House at 65 George Street is listed on the City's Heritage Register   |
| 1984 | Building permit application #208156 is submitted by 5 Donlands Avenue Ltd., the owners of 65 George Street, to restore and rehabilitate the west elevation and renovate the interior for retail and office use. The designs undertaken by Glenn Piotrowski Architect propose a mansard roof at the second floor with four new dormer windows. |
| 1987 | The 65 George Street property is sold to 726773 Ontario Ltd. and 726774 Ontario Ltd. with the assigned building permit #208156  |
| 1988 | Building permit application #276658, referencing #208156, is submitted by the two new owners of 65 George Street with designs by Yip Ridsdale Architects Inc. The proposed mansard roof is omitted in favour of a brick wall with the existing curved parapet rebuilt above the second floor.   |
| 1993 | Building permit #353735 for 65 George Street is granted to change the use from artist's/photographer's studio and offices to public hall and offices.   |
| 1995 | City Directories indicate that the property at 65 George Street is occupied by Rhino Imaging  |
| 2000 | The property is occupied by Rhino Imaging and Donlands AV Ltd.  |
| 2011 | Building Permits #311277 for 65 George Street indicate the use changes to an art gallery known as the Fehely Art Gallery which continues to operate at this location  |
| 2017 | On April 21, 2017 a Zoning By-law Amendment application was submitted for a development of a 17-storey condominium building which would demolish the listed heritage building at 65 George Street. The application is currently under appeal at the Local Planning Appeal Tribunal (LPAT).  |

## ii. HISTORICAL BACKGROUND

### Old Town of York Neighbourhood:

The property at 65 George Street, on the east side of George Street just south of King Street East, is located in the original old Town of York neighbourhood. Following the Town of York's establishment as the capital of Upper Canada in 1793, the town plan was laid out in a survey by Alexander Aitken with the authorization of Lieutenant-Governor John Graves Simcoe. George Street, named for Prince George, later George IV (1762-1834), was the western-most street of the original 10-block town which

was bound by Front (then known as Palace Street), Berkeley and Adelaide (then known as Duke Street) streets. Running through the centre, King Street was the primary route through the town and became the 'main street' lined with public institutions, commercial buildings and small industries. The old Town of York is now part of the historic St. Lawrence Heritage Conservation District, which was designated by City Council under Part V of the Ontario Heritage Act in 2015 and is currently under appeal. (*Images 1-2*)

The property at 65 George Street was originally part of Lot 20 of the original town plan which occupied the south-east corner of King and George streets. In 1805, the lot was first patented to a trader, Richard Beasley, who immediately sold it to Rev. George O'Kill Stuart rector at the church of St. James. Stuart was instrumental in the building of the Home District Grammar School on the property in 1807, and served as its principal until 1812. Stuart was followed by Rev. John Strachan who was principal from 1812 until 1823. In 1817, the north section of the property was sold by Stuart to George Duggan who opened a grocery store on the property. From this time until 1879, through various owners, the Duggan property was occupied by a series of businesses including taverns and hotels as well as a furniture dealer.

In April, 1879, Robert E. Waterhouse (1839-1897) purchased the former Duggan property. Waterhouse was born in England and immigrated to Canada in the 1860s where he was initially employed as clerk and then as manager and owner of saloons, augmenting his income as a barber.<sup>4</sup> By May he had selected the architects Langley, Langley & Burke to design the three-and-a-half storey hotel at 187 King Street West. The architects' call to tender for the "Little York Hotel, s.e. cor of King & George Sts." appeared in the *Globe* on May 24, 1879.

In 1880, Waterhouse purchased additional land which included a portion of land to the east. On June 18, 1880, Langley, Langley & Burke issued a second call to tender for "stable & driving sheds for Little York Hotel, cor. of King & George Sts." A report on the complete hotel and stables appeared in the *Globe* on November 27, 1880. In 1882, Waterhouse built a row of three, three-storey brick stores to the east of the hotel, also designed by Langley, Langley & Burke.<sup>5</sup> A portion of the land occupied by the stables-coach house building extended behind these new buildings. (*Images 3-12*)

Waterhouse sold the hotel and stables to Robert Davies (1849-1916), the well-known brewer who "once owned 144 of the hotels and taverns in Toronto." Owner of the Don Brewing Company from 1872-7 and the founder of the Dominion Brewing Company in 1878, whose impressive building complex including the Dominion Hotel still stands at 478-498 Queen Street East, Davies was a hard-working entrepreneur who later owned the Don Valley Brick Works as well as the 600-acre Thorncliffe estate where he raised thoroughbred horses. The Little York Hotel remained in his ownership with a number of tenant managers who also named it the York Hotel as well as Toronto House. From 1892-1899 Davies leased a portion of the stables to the veterinarian Asa Alfred Brown. From 1900 until 1920, the stables were used by the hotel (1900-1909) and then by other companies such as Connor-Ruddy and E.L. Ruddy (1909-1920).

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<sup>4</sup> ASI, p 9.

<sup>5</sup> Toronto Daily Mail, 14 July 1882, p. 8

Following Davies death, the hotel and stables property was briefly owned from 1920-1924 by Harry Holbrook and his brother Arthur M. Holbrook and then from 1924-1945 by David and Mae Hubbell. During this twenty-five year period the hotel is recorded as vacant and then occupied by the Modern Body Parts company. The stables are occupied by Perry's Transport Company and then by the Boyce Cartage and Machinery company. The upper levels of the hotel are indicated as having been adapted for long-term occupation and by 1945, 4 men are listed as resident in the city directories.

From 1945-1949, Harry and Ruth Polevoy owned the property and used the ground floor of the hotel for their Dominion Specialty Company. 65 George Street was still associated with Boyce Cartage and Machinery but a new address, 67 George Street is listed in the directories as the shipping entrance for the Dominion Specialty Company. This may indicate the time when the arched window adjacent to the carriage archway was partially closed in at the top and a doorway was inserted at the bottom. (*Image 13*)

Michael and Elsie Picov owned the property from 1949-1977, operating their businesses Picov Electric (electrical contractor), Canadian Electrical Industries and a rooming house at 187 George Street with 65-67 George Street now identified as the shipping entrance for the companies. It may be that it was during this long period of ownership that the brick elevations of the hotel and the stables were painted blue.

In 1973, the Little York Hotel was amongst the first properties to be listed on the City's Heritage Register. Following the sale of the property in 1977 to Arco Planning Consultants the property was subdivided and 187 King Street East and 65 George Street became separate legal entities. In 1978, the property at 187 King Street East was sold to 393901 Ontario Limited and under their ownership the restoration of the Little York Hotel building began with the removal of the blue paint. The property was designated under the Ontario Heritage Act in 1979 and in the following year, 1980, the owners entered into a Heritage Easement Agreement. (*Image 14*)

In 1984, the Little York Hotel Stables and Coach House was included on the City's Heritage Register. Restoration of the property was begun in 1983 with the removal of the blue paint from the principal west elevation and the restoration of the window to the north of the carriage way entrance which had been partially blocked off and converted to a doorway as a shipping entrance. In the same year, the window at the far north was extended to the ground providing a second exit. (*Images 15-16*)

The owners, 5 Donlands Avenue Ltd., submitted plans in 1984 to rehabilitate and renovate the former carriage house with a new recessed glazed entrance in the old carriageway, an extended window at the far left to accommodate a second minor entrance/exit and add a second floor with a mansard roof. The plans, by the architect Glenn Piotrowski, were approved under building permit #208156. (*Images 17-18*)

Before the work was completed the 65 George Street property was sold in 1987 with 726773 Ontario Ltd. acquiring 1/2 interest and 726774 Ontario Ltd. acquiring 1/4 interest with the assigned Building Permit #208156. In 1988, these two new owners submitted new plans referencing Building Permit #208156 by Yip Ridsdale Architects Inc. which provided a re-design of the second floor of the west elevation, replacing the



mansard roof with a brick wall with 4 new windows and rebuilding the existing curved parapet at the top. This design was built and remains today.

In 1993, Building Permit #353735 for 65 George Street was granted to change the use from artist's/photographer's studio and offices to a public hall and offices. The directories indicate that the property was occupied by Rhino Imaging. By 2000 the property was shared by Rhino Imaging and Donlands AV Ltd.

In 2011 interior alterations were undertaken under Building Permit #311277 for 65 George Street indicating a change of use for the Fehely Art Gallery which continues to operate at this location.

Architects: Langley, Langley & Burke

The firm of Langley, Langley & Burke was one of the most prolific and highly regarded architectural partnerships of High Victorian Toronto. They were well-known for their ecclesiastical work as well as several important public commissions. The firm was composed of Henry Langley (1836-1907), his brother, Edward Langley, a builder, and their nephew Edmund Burke (1850-1919). The partnership lasted from 1873 to 1883 when Edward moved to California and afterward continued as the firm of Langley & Burke.

Henry Langley was "among the first generation of architects born and trained in English-speaking Canada"<sup>6</sup> and for training was indentured for a period of seven years to the architect William Hay. During this time Langley acquired his facility for the Gothic Revival style that would prove invaluable in executing over 70 church commissions during his career, including the completion of two cathedrals in Toronto; St. Michael's and St. James'.<sup>7</sup> When Hay returned to Scotland, Thomas Gundry invited Langley to join him in a partnership which lasted from 1862-1869 and attracted high profile commissions including the Northern Railway Station, 1866, and Government House, Simcoe Street, 1868. The firm of Langley, Langley and Burke emerged in the early 1870s with a steady stream of church commissions with one as far away as St. John, New Brunswick and Parry Sound Ontario where they built "one of the most beautiful small churches in Ontario."<sup>8</sup> Langley was responsible for the Second Empire style Toronto General Post Office, 1871-4, which terminated the view at the north end of Toronto Street and was, "the finest and most important public building of his career."<sup>9</sup> He also designed the Horticultural Pavilion in Allan Gardens, 1878 and McMaster College, 1881.

Langley was committed to advancing the cause of the architectural profession as he participated in the founding of the Canadian Institute of Architects in 1876, the establishment of the Architectural Guild of Toronto in 1887 and the formation of the Ontario Association of Architects in 1889.

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<sup>6</sup> Richardson.

<sup>7</sup> Richardson.

<sup>8</sup> Arthur, p. 249.

<sup>9</sup> Dendy, p. 110.

Burke articulated with the firm of Langley & Langley and became a partner from 1873-1883 before going out on his own and subsequently partnering with John C. B. Horwood (1864-1938), expanding the partnership to include Murray Alexander White (1870-1935) in 1909. Burke's range of both architectural and technical expertise and commissions are indicated by the Jarvis Street Baptist Church, 1869, the Robert Simpson Store, 1894, (now 'The Bay' at Queen and Yonge Streets) and by the Bloor Street Viaduct, 1917-1919. An architect whose hundreds of commissions extended across Canada, Burke was the subject of a monograph in 1995, *Redefining Canadian Architecture: Toronto Architect Edmund Burke*, by Angela Carr.

### iii. ARCHITECTURAL DESCRIPTION

On November 27 1880, the *Globe* described the new Little York Hotel, stables and coach house complex: "At the opposite corner of King and George streets, Mr. Robert Waterhouse has erected a new hotel, the Little York. The building is of brick and substantially built throughout with all the modern improvements. It consists of a basement and four floors. The flooring is of maple and walnut. There are 26 bedrooms, two sitting-rooms, dining room and bar-room with kitchen cellars etc on the basement floor. Mr. Waterhouse has also erected new brick stables at the rear of the hotel. These have a nice front looking into George Street and contain fourteen double stalls, two driving sheds below and haylofts above. The hotel and stables cost \$10,000. Messrs. Langley, Langley & Burke were the architect, Mr. Lionel Yorke contractor for the brick work and Mr. Thomas Carrol for the carpenter work." <sup>10</sup>

Although constructed in two stages, approximately a year apart, the hotel and stable, designed by the same architects, Langley, Langley & Burke and constructed by the same contractors Yorke and Carrol, read as a unified complex. This was achieved through the continuity of red brick cladding, the details including semi-circular arched or elliptical-arched openings at the ground floor with cast-stone keystones, projecting string courses at the level of the spring point of the arches and a dentil course at the eaves.

These decorative elements are typical of the late 19th century's High Victorian style which is combined in the hotel section of the complex with elements of the Second Empire Style, seen in the slate-clad mansard roof with its dormer windows with pedimented hoods supported by wooden corbel brackets, the projecting higher central bay on the principal north elevation with its four-sided copper-domed top and the elaborate dormer window below it with sidelights and pilasters flanking the central arched opening. This roofscape is a modest variation on that of the General Post Office constructed to Langley's design in 1871-4. While the window and door openings at the ground floor level vary between arched and elliptically arched heads, those at the second and third floor provide further variety by being segmentally arched at the second level and arched at the third level.

Photographs from the 1880s show that the former stable and coach house building originally had an elaborate architectural element over the large arch for the horses and carriages. It is difficult to decipher in the photograph but may have included signage for

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10 The *Globe*, 27 November, 1880, p. 7.

the stables or possibly a hoist for delivery hay to the loft. (*Images 7-8*) This photograph does not seem to indicate that the three ground floor windows to the north of the arch existed at this time, nor did the small single window to the south. As the three to the north match the adjacent hotel windows so consistently in proportion and detail it is possible that they would have been added before 1900 and possibly by Henry Davies who owned the property after the photograph was taken in 1885. A photograph from 1973 appears to indicate that these windows were added to increase space within the hotel, or they may have been added to accommodate the veterinarian Asa Alfred Brown. Given the fleeting ownership and short tenancies after Davies estate sold the property in 1920 until 1949 it seems unlikely that these windows which existed by 1945 when the window adjacent to the carriage way was modified to accommodate a shipping entrance, would have been added at another period.

The hotel is designed in the Second Empire style. Henry Langley had "already shown his facility for the Second Empire style... at Toronto's Government House and this achievement may well have been the reason for his selection as the architect for Toronto's General Post Office,"<sup>11</sup> 1871-4 which "exhibited an urban elegance that was unprecedented in Toronto"<sup>12</sup>

#### iv. CONTEXT

Located at the south-east intersection of King and George Streets, the Little York Hotel and stables coach house complex sits at the western edge of the historic old Town of York. Its site is part of the original ten-block town-plan laid out in 1793. King Street was the town's main arterial route and the commercial and institutional main street. Adjacent to the hotel property are the row of three, three-storey stores also constructed by Robert Waterhouse to designs of Langley, Langley & Burke which, with the hotel complex, maintain the late 19th century scale of this important historic thoroughfare through their massing, materiality and details. (*Images 19-23*)

The other three corners of the intersection of King and George streets are also populated with three significant heritage properties: the Christie, Brown & Co., 1874-1914, 200 King Street East, designated under part IV; the Sovereign Bank, 1907, 172 King Street East, designated under Part IV; and, the Thomas Thompson building, 1880 185 King Street East, listed on the Heritage Register. They maintain the character, scale and mix of building types which lined King Street and are part of the St. Lawrence Heritage Conservation District.

The Little York Hotel and stables-coach house complex was constructed within two blocks of the St. Lawrence Hall and Market and just north of the City Hall and the Northern Railways passenger depot. Along with the Little York Hotel, there were numerous other hotels in the area. Goads Map of 1890 (*Image 23*) shows their location and their names: the Black Horse hotel opposite the Royal Hotel (Front and George streets), the Nealon Hotel on King Street east of the Little York Hotel, and on Jarvis the Albion Hotel, Commercial Hotel, Imperial Hotel and the hotel south of the Nasmith's Steam Bakery. All of these hotels have been demolished. The Little York Hotel is the

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<sup>11</sup> Kalman p. 542

<sup>12</sup> Kalman, op. cit.

only one left and with its coach house conveys the story of a mid-late nineteenth century hotel which included accommodation for horses and carriages which were one of the primary means of transport at that time.

### 3. EVALUATION CHECKLIST

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

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

The former 1880s Little York Hotel coach house and stables at 65 George Street is representative of a once common and now rare 19th century building type. Constructed as part of the Little York Hotel, the stables-coach house building retains the stylistic features of the complex in its details and in the original carriage way entrance. Although the upper floor represents a recent addition and the ground floor windows present a later alteration, the stables-coach house building has sufficient integrity to convey its original purpose and displays a level of craftsmanship consistent for a stable-coach house which maintains the stylistic elements of the main hotel building.

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

The stables and coach house building as part of the Little York Hotel complex have the potential to yield information about the culture of travel and transportation in the late 19th century City of Toronto.

Constructed to the designs of the prominent and prolific architectural firm of Langley, Langley & Burke whose work as a partnership and as individuals extended for more than 60 years in the City of Toronto was well-represented in institutional, ecclesiastical and commercial buildings, this project represents their use of the Second Empire style which they had applied to important public buildings such as Government House, 1868 and the General Post Office to a smaller commercial hotel.



| 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 |

Located in the historic St Lawrence Neighbourhood Heritage Conservation District<sup>13</sup> on the edge of the original 1793 Town of York, and representing the commercial development along King Street in the 1880s, the stables and coach-house which is part of the complex of the Little York Hotel, is important in maintaining and defining the character of the area through its massing, scale, materials and details and through its indication of a pattern of life and travel no longer prevalent, from 140 years ago. In its building form and details it is physically, functionally, visually and historically linked to its surroundings.

#### 4. SUMMARY

Located on the east side of George Street, south of King Street East, the property at 65 George Street is listed on the Heritage Register in 1984. The building was constructed in 1880 to provide stables and a coach house for the adjacent property at 187 King Street East, containing the Little York Hotel, completed in 1879 and designated under Part IV of the Ontario Heritage Act. The properties at 65 George Street and 187 King Street East were originally a single property until they were severed in 1977.

Together with the adjoining Little York Hotel, the stables and coach house building complex has design and physical value as it represents a rare building type. Although there have been alterations, the original function of the stables-coach house and its relationship to the adjacent hotel building is still legible through the shared redbrick cladding, decorative string courses and round-arched window openings which, with the monumental carriageway opening, are representative of a well-crafted, High Victorian style, hotel and stables complex. The complex has historic value as it was designed by the Toronto architects, Langley, Langley and Burke, and has a shared 140-year history as a commercial establishment in the historic old Town of York. Included in the St. Lawrence Neighbourhood Heritage Conservation District (adopted by City Council in 2015 and currently under appeal), the Little York Hotel complex is important for maintaining and defining the scale and character of the neighbourhood as it is historically, functionally and visually linked to its context.

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<sup>13</sup> Designated under Part V of the Ontario Heritage Act by City Council in 2015 and currently under appeal

## 5. SOURCES

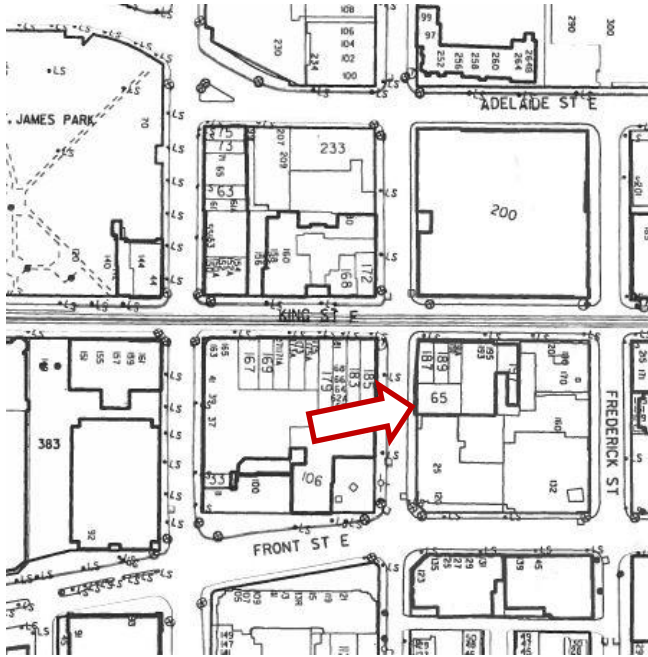
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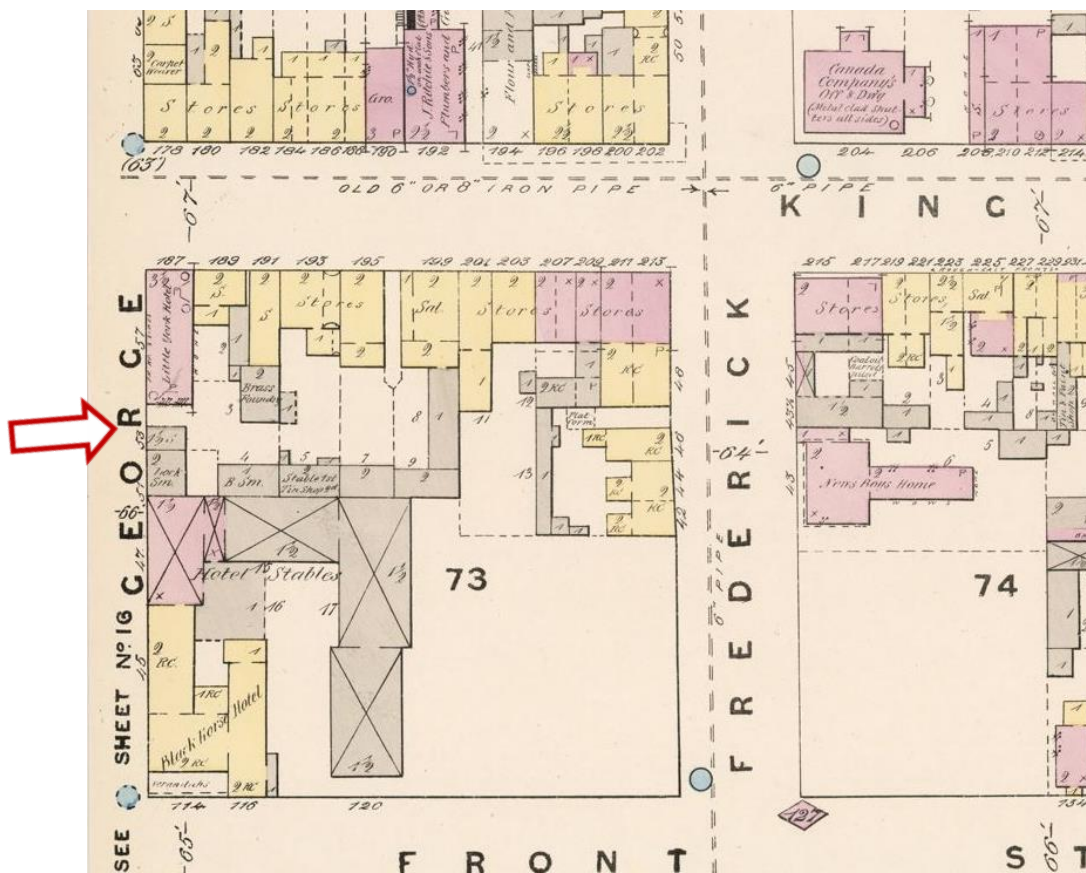
## 6. Images



1. City of Toronto Property Data Map: showing the location of the property on the east side of George Street between King Street East and Front Street and marked by the **arrow**. The heritage properties are identified with a heavier outline



2. Plan of York Harbour, Alexander Aitken, 1793, showing the future location of the property at 65 George Street on the western edge of the ten block town site. (Ng)

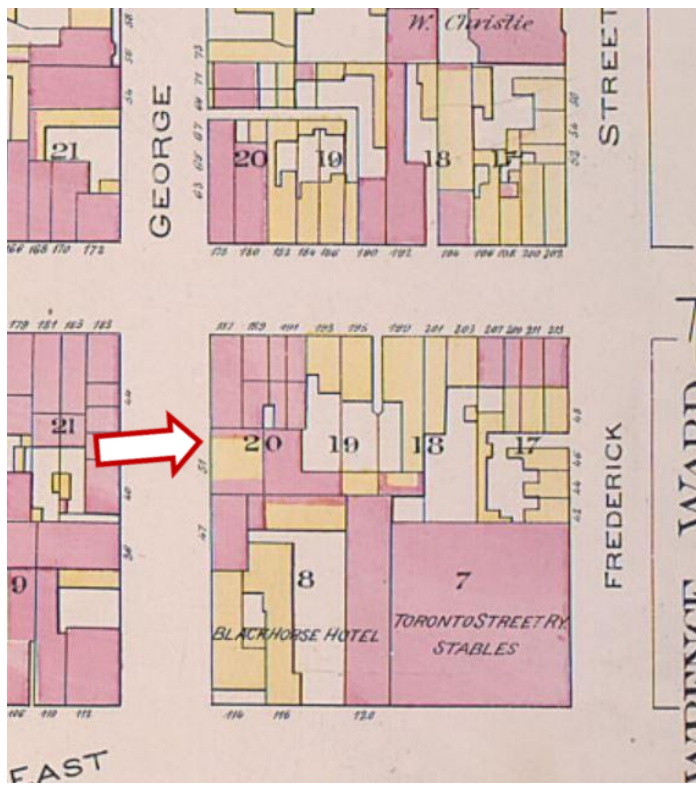


3. Goads Map, 1880 (detail) showing the block from the original 10-block, town-site plan with the Little York Hotel constructed at 187 King Street East and the land to south occupied by wood sheds prior to the construction later in 1880 of the stables and coach house. (CTA)

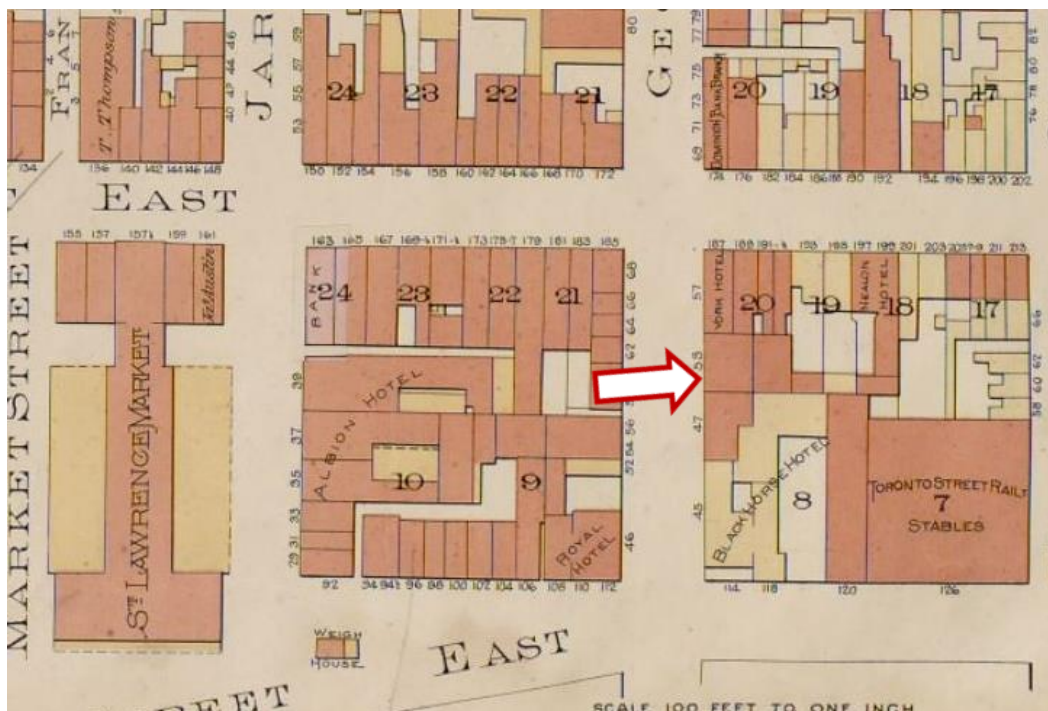


4. Calls to Tender, Globe, May 25, 1880, for the "Stable and Driving Sheds" at the Little York Hotel, designed by architects Langley, Langley & Burke.





5. Goads Map, 1884 (detail) showing the stables and coach house indicated as complete and combining brick cladding on a frame structure. The three, three storey brick stores constructed by Waterhouse and designed by Langley, Langley and Burke are also shown as complete and all structures occupy Lot 20. (CTA)



6. Goads Map, 1890 (detail) showing the stable building behind the "York Hotel" represented as a brick structure. (CTA)



7. 1885 Photograph of the north-east corner of Front and George Streets showing the Black Horse Hotel and carriage and, looking north, the principal (west) elevation of the Little York Hotel Coach House and Stables (Toronto Public Library, r-1364)



8. Detail of the above photograph, showing the south elevation of the Little York Hotel and the west elevations of the hotel and the carriage way. Note that the current windows to the north of the carriageway entrance do not appear to exist.





9. Little York Hotel and Stables-Coach House at 187 King Street and 65 George Street (HP, 2020)



10. Little York Hotel Stables and Coach House adjacent to the Little York Hotel (left)





11. West elevation of the Little York Hotel and Stables and Coach House facing George Street (HP, 2020) showing the shared details of the tall round-headed arched windows with stone sills, casts-stone keystones, projecting brick string courses, and dentil course



12. 1978 photograph showing the hotel with the stores constructed by Waterhouse in 1882 to the left and the stable to the rear at the right. The property to the south, the former Black Horse Hotel site is occupied by a Shell Station. (Toronto Historical Board [THB], CTA)





13. 1973 Photograph showing the Little York Hotel complex with the hotel at the left and the stables and coach house at the right. The window adjacent to the stables door was altered to accommodate a shipping entrance c.1945 for a business occupying the ground floor of the hotel. It appears from this photograph that the three windows in the stables building were part of the ground floor space in the hotel. (THB, CTA)



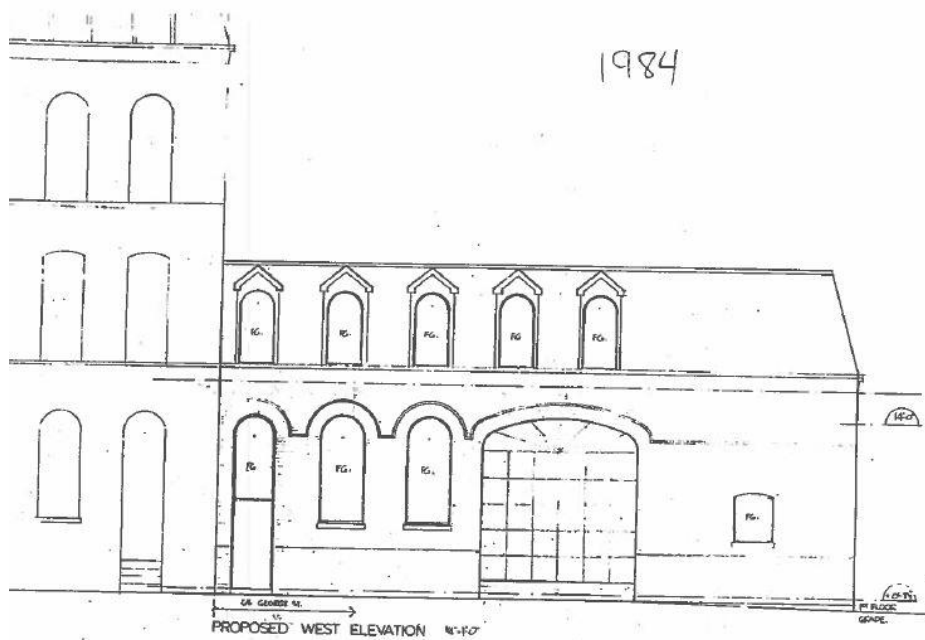
14. 1978 Photograph taken during the restoration of the elevations of the Little York Hotel and showing the west elevation of the Stables and Coach house at 65 George Street prior to restoration/alterations. (CTA Fonds 1526, File 51, Item 5)



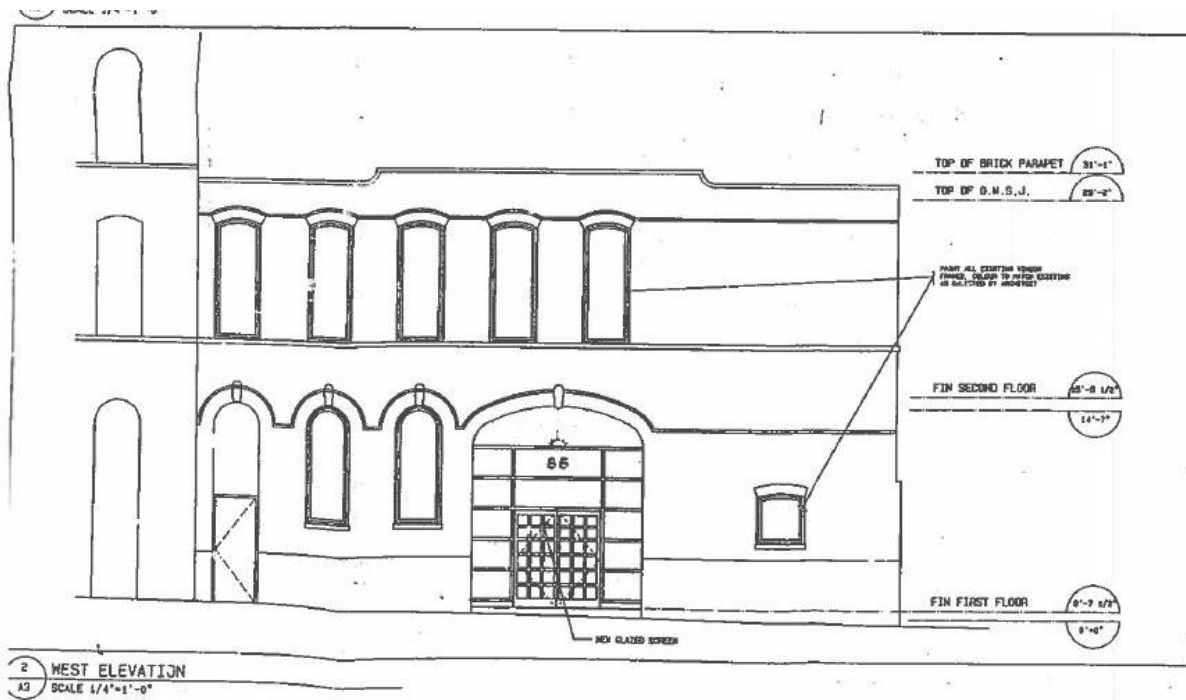
15. 1983 Photograph of the hotel and stables building following the restoration of the principle (west) elevation of the stables. (THB - CTA)



16. 1983 Photograph of the hotel and stables building following the restoration of the principle (west) elevation of the stables. The photograph shows the restoration of the brick, the restoration of the original window opening with the removal of the doorway next to the carriage way and the alteration to the second floor elevation behind the brick parapet (THB - CTA)



17. 1984, West Elevation Drawing for Building Permit 208156, by George Piotrowski Architect, for 65 George Street with the recessed glazed carriage way entry, the conversion of the window for a secondary egress and the second floor addition with 5 new dormer windows in a mansard roof (City of Toronto, Building Records)



18. 1989, West Elevation Drawing for Building Permit 726773, referencing Permit 208156, by Yip Ridsdale Architects, for 65 George Street with the recessed glazed carriage way entry, the conversion of the window for a secondary egress and the second floor addition which included rebuilding the curved brick parapet. (City of Toronto, Building Records)





19. Intersection of King and George Streets, south-east corner with the Little York Hotel and Robert Waterhouse's, row of three three-storey commercial buildings, 189-193 King Street East, 1882 (HP, 2020)



20. South-west corner of King and George streets with the Thomas Thompson building, 1880, at 185 King Street East, listed on the Heritage Register

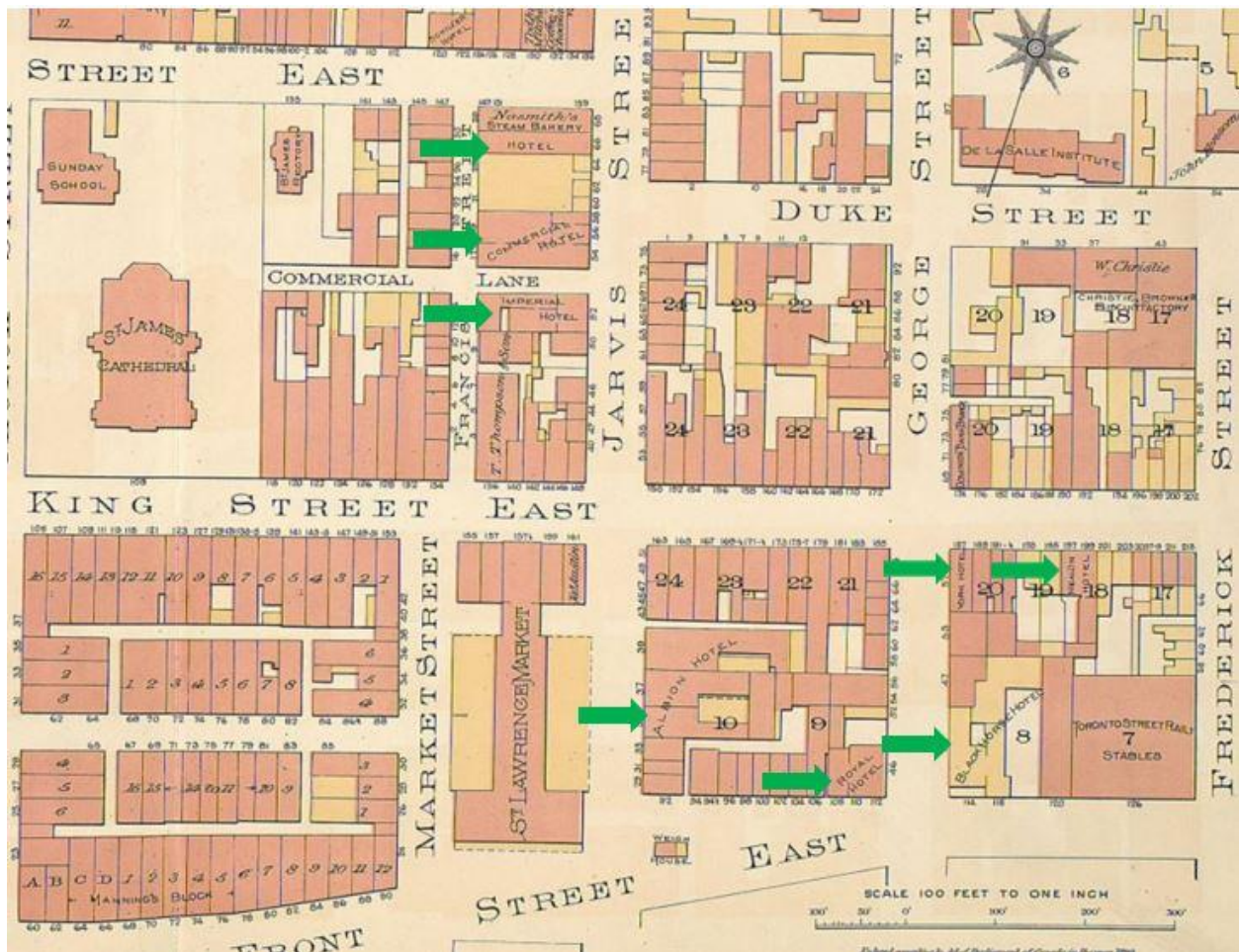


21. North-west corner of King and George streets, the Sovereign Bank, 1907, 172 King Street East, designated under Part IV (HP, 2020)





22. Christie, Brown & Co., 1874-1914, 200 King Street East, designated under part IV (HP, 2020)



23. Goads 1890 Map showing the location of the hotels. Of the eight hotels, only the Little York Hotel and stables and Nealon House, 197 King Street East (both designated under Part IV) survive.