

Inclusion on the City of Toronto's Heritage Register and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 661-665 Huron Street

Date: August 7, 2020

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Ward 11 - University-Rosedale

SUMMARY

This report recommends that City Council include the properties at 661 and 663-665 Huron Street on the City of Toronto's Heritage Register and state its intention to designate the properties under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value.

Located on the east side of Huron Street, south of Dupont Street in The Annex neighbourhood, the properties contain two house-form buildings completed between 1890-1891 that were originally single-family dwellings and now used as multi-unit residential buildings. Both properties have cultural heritage value as fine examples of eclecticism in Late Victorian Era architecture in Toronto, combining elements of Richardsonian Romanesque with the Queen Anne Revival style. Contextually, the properties at 661 and 663-665 Huron Street are historically and visually linked to their setting on the east side of Huron Street between Dupont Street and Bernard Avenue where, along with a number of other grand Late-Victorian-era house-form buildings recognized on the City's Heritage Register,¹ and adjacent to the Madison Avenue Heritage Conservation District, they recall the late-nineteenth to early-twentieth century period when The Annex neighbourhood emerged as a sought-after residential enclave for many of Toronto's leading citizens.

The properties at 661-665 Huron Street are located within the proposed West Annex Phase 2 Heritage Conservation District (HCD) Study Area authorized by City Council on January 31, 2018. In spring 2020, the property at 661 Huron Street was nominated for cultural heritage evaluation by members of The Annex Residents' Association and the British Home Children Advocacy & Research Association.

¹ Heritage Register properties on the same block of Huron Street include 601, 612 and 614 Huron Street.

Following research and evaluation, it has been determined that the properties at 661 and 663-665 Huron Street meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV of the Ontario Heritage Act.

The Province and the City's policies seek the conservation of cultural heritage resources. Designation supports conservation as it enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

On November 22, 2019 a Zoning By-law Amendment and Rental Housing Demolition applications were submitted to permit a four-storey apartment building, with 48 residential units, which would require demolition of the existing multi-unit, house-form dwellings. As the application review is ongoing, City staff will have the opportunity share Council's decision with the property owners to inform revisions of these applications.

RECOMMENDATION

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

1. City Council include the property at 661 Huron Street on the City of Toronto's Heritage Register and state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance.
2. City Council include the property at 663-665 Huron Street on the City of Toronto's Heritage Register and state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance.
3. 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.
4. 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.
5. 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.

DECISION HISTORY

On January 31, 2018 City Council directed that a Heritage Conservation District study be initiated for West Annex Phase 2 from the report (November 30, 2017) from the Acting Chief Planner and Executive Director, City Planning.

<https://www.toronto.ca/legdocs/mmis/2018/ex/bgrd/backgroundfile-112565.pdf>

On February, 2020 City Council adopted the Zoning Amendment and Rental Housing Demolition Applications - Preliminary Report (January 20, 2020) that identifies a preliminary set of issues regarding the application for a new 4-storey residential building located at 661, 663 and 665 Huron Street from the Director, Community Planning, Toronto and East York District.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE13.21>

FINANCIAL IMPACT

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

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for Greater Golden Horseshoe (2019). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation also contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas. Strategic growth areas include the downtown urban growth centre where this property is located.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value.

<https://www.ontario.ca/laws/statute/90o18>
<https://www.ontario.ca/laws/regulation/060009>

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council." Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Heritage Impact Assessments (HIA) will be required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

The Ontario Heritage Tool Kit also provides guidance on designating properties of municipal significance. The Tool Kit provides direction on the purpose of designating heritage properties for identifying and protecting places in our communities that have cultural heritage value is an important part of planning for the future, and of helping to guide change while keeping the buildings, structures and landscapes that give each of our communities its unique identity.

COMMENTS

661-665 HURON STREET

Research and Evaluation according to Ontario Regulation 9/06



Photos of 663-665 Huron Street at left, and 661 Huron Street at right, showing the principal (west) elevations (Heritage Planning [HP] 2020)



Photo of 663-665 Huron Street at left, and 661 Huron Street at right, including the driveway between the properties that, until recently was covered by a Classically-styled porte-cochere. (Heritage Planning [HP] 2020)

1. DESCRIPTION

661-665 Huron Street	
ADDRESS	661 & 663-665 Huron Street
WARD	Ward 11 University-Rosedale
LEGAL DESCRIPTION	661 Huron: Plan M-6, Lot 221 and Pt Lot 220 663-665 Huron: Plan M-6, Lot 222
NEIGHBOURHOOD/COMMUNITY	The Annex
HISTORICAL NAME	N/A
CONSTRUCTION DATE	661 Huron Street: 1891 663-665 Huron Street: 1890
ORIGINAL OWNER	661 Huron: William G(ardner) Osgoodby 663-665 Huron: Alexander Rankin
ORIGINAL USE	Residential (single family)
CURRENT USE*	Residential (multi-unit)
ARCHITECT/BUILDER/DESIGNER	661 Huron: N/A 663-665 Huron: Alexander Rankin, attributed
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone, terracotta and wood detailing
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	N/A
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	August 2020

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 661 and 663-665 Huron Street, and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in Section 4 (Summary). The archival and contemporary sources for the research are found in Section 5 (Sources). Maps and Photographs are found in Attachments 1 and 3.

i. HISTORICAL TIMELINE

Key Date	Historical Event
1796 May 1	Land Registry records indicate that Concession 2, Park Lot 23 granted to The Chief Justice, the Hon. Peter Russell ²
1817 Aug 30	Eliza Russell (half-sister of the late Peter Russell) grants Park Lot 23 to Augustus Baldwin for the sum of 200 pounds

² Land Registry Records, Concession 2 Lot 23.

1860	Tremaine's Map of the County of York, Canada West shows the extent of the Baldwin Family Lands, including (Admiral) Augustus Baldwin's property bordered by Bloor Street in the south and St. Clair Avenue in the north, and containing his estate home, Russell Hill (Image 2).
1883-1888	The neighbourhood known today as The Annex was annexed to the City of Toronto in three parcels from east to west during these years (Lot 22 - 1883; Lots 23 & 24 - 1887, Lot 25 - 1888) (Image 3)
1886	Simeon H. Janes registers Plan M-6 for subdivision of part of Park Lot 23; the property currently known as 661 Huron Street will be located on Pt Lot 220 & Lot 221 and 663-665 Huron Street on Lot 222
1889	The 1890 Goad's Atlas indicates that by 1889 no properties on this block of Huron Street were developed (Image 4a)
1890	The City Directory for 1891 (containing information compiled in the previous year) indicates that the property at 665 Huron Street contains an "unfinished house". ³
1891	The City Directory for 1892 indicates that 661 Huron Street is now constructed but "vacant"; 665 Huron is occupied by Alexander Rankin, a real estate developer and Vice President of Fairbank Consolidated Lumber Company. It seems likely that Rankin was the builder at 665 Huron Street. ⁴
1892	The Goad's Atlas indicates that by 1891, both 661 and 665 Huron Street are completed as brick structures and are among the three earliest houses built on the block, aside from 601 Huron Street to the south. The latter property was included on the City's Heritage Register in 1974 (Image 4b)
1892	The City Directory for 1893 (containing information compiled in the previous year) indicates that 661 Huron Street's first occupant is William G(ardener) Osgoodby, Manager at The Times Printing Company; Alexander Rankin has left 665 and the new occupant is Thomas J. Ford, Owner at Ford Pill Company.
1924 Oct 7	The Elizabeth Rye Home for immigrant British girls is officially opened at 661 Huron Street by the Right Reverend Bishop of Toronto and the home receives 72 girls in the first year.
1932 Jan 31	The Elizabeth Rye House closes its doors at 661 Huron Street to receiving new girls but the home continues to house its existing lodgers until April 1933
1942	The City Directory indicates for the first time the street address of 663 Huron Street, not just 665. ⁵

³ The only other house built on the block at this time is 601 Huron Street, which is included on the City of Toronto's Heritage Register.

⁴ Further research through the Toronto Archives' assessment rolls and building permits may confirm this claim but are inaccessible at the time of compiling research for this report due to Covid-19 restrictions.

⁵ This corresponds with 1939 Building permit drawings proposing partitions alterations on the south elevation of the existing house. (Building Records, Toronto and East York, 665 Huron Street, 1939)

ii. HISTORICAL BACKGROUND

The Annex Neighbourhood:

The properties at 661-665 Huron Street are located on the east side of Huron Street, south of Dupont Street in The Annex neighbourhood. Following the founding of York (Toronto) at the end of the 18th century, the area between present-day Bloor Street and St. Clair Avenue was divided into 200-acre farm lots. The subject properties were part of the parcel (Park Lot 23) acquired in 1817 by Augustus Baldwin, a retired naval officer who developed an estate for himself named “Russell Hill” just east of his brother William Warren Baldwin’s “Spadina House”. Following Augustus Baldwin’s death in 1866, his land was left to his nephew, William A. Baldwin, and Robert Baldwin’s heirs.⁶ Speculative developer Simeon Janes subsequently purchased much of the Baldwin estate lands and by 1886 was advertising the recently-subdivided lots of part of Park Lot 23, registered under Plan M6 and containing the site of the future house-form dwellings on Lot 221 and Pt Lot 220 (661 Huron) and Lot 222 (663-665 Huron) (Image 5). Janes prospered from his purchase with the area’s annexation to the City of Toronto on January 3, 1887, which ensured that some of the infrastructure and services necessary for the new subdivision would become the responsibility of the municipality. By the end of the nineteenth century, some of the city’s leading citizens had relocated to this eastern portion of The Annex, including numerous members of the prominent Gooderham family, where they commissioned grand homes that remain Toronto architecture landmarks.

661 Huron Street:

The property at 661 Huron Street was one of the earliest to be constructed in the area, and only the third completed on Huron Street between Dupont Street and Bernard Avenue by 1891. The first person to occupy the completed single family dwelling was William G. Osgoodby, Manager at The Times Print Company and previously in the same role at The Canadian Queen monthly newspaper.⁷ Osgoodby only lived at 661 Huron Street for one year and the house underwent numerous subsequent ownership until the 1920s.

British Home Children Association:

By April 1924, the property at 661 Huron Street was occupied by a matron associated with the Church of England’s Waifs and Strays Society. Through this Christian organization, young immigrant British girls were received at the house, where they were provided lodging and training for employment in domestic services. On October 7, 1924 the Right Reverend Bishop of Toronto officially opened the lodging house, known as the Elizabeth Rye Home, and in the first year of operation 72 girls of an average age of seventeen were housed and trained for employment in their new country of residence. Over the course of its operation in Canada (1869-early 1930s), the organization received over 100,000 relocated British girls.⁸ The Toronto branch located at 661 Huron

⁶ Land Registry records, Concession 2, Lot 23 and Cotterell's City of Toronto map, 1878.

⁷ City of Toronto Directories for 1892 and 1893 (containing information compiled during the year prior to publication date).

⁸ British Home Children Association, Archives Canada, Immigrant Branch, Volume 79, File 6648, Part 8.

Street closed its doors to new lodgers on January 31, 1932 but continued to house the existing girls at the house until 1933. (Images 6 and 7)

663-665 Huron Street:

The property at 663-665 Huron Street (originally known only as 665 Huron) contains one of the earliest houses to be constructed in the area, and only the second completed on Huron Street between Dupont Street and Bernard Avenue by 1890.⁹ According to the historical record, the property was originally occupied by Alexander Rankin, a real estate agent and Vice-President of Fairbank Consolidated Lumber Company. Rankin is only listed as being at the house during the year it was completed, thereafter selling it to Thomas J. Ford, owner of the Ford Pill Company. Considering Rankin's professions, it is probable that he commissioned the construction and may even have been the builder. The property remained a single-family dwelling until the early 1940s, when it began a series of (largely) interior alterations to accommodate multiple units. The City Directory for 1942 indicates the street address of the property as both 663 and 665 Huron Street for the first time. From the post-war period forward, the house has remained a multi-unit residential dwelling.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

Current photographs of 661 and 663-665 Huron Street are found on the cover and in Section 6 of this report. The house-form buildings display features of both Richardsonian Romanesque and Queen Anne Revival styles. The former draws on the 1880s architecture of American architect, H. H. Richardson, who combined the weighty gravitas of pre-Gothic round arches and columns with red brick, rusticated sandstone and terracotta detailing. The Queen Anne Revival style was also popularized in the late-nineteenth century and reflected the opulence of the Victorian era. The style was based on the work of English architect Richard Shaw who drew inspiration from the medieval era as well as the residential architecture of the English Renaissance under Queen Anne. In North America, the Queen Anne Revival is characterized by its variety of materials, asymmetrical compositions, complicated roof lines and an array of architectural detailing where "such historically disparate features work well together, thanks to the governing principles of picturesque design."¹⁰

661 Huron Street:

The house-form building at 661 Huron Street rises 2.5 storeys above a raised basement with an asymmetrical plan. The structure is clad with red brick and rusticated sandstone, and trimmed with stone and wood. The complicated roofline includes a hipped roof and cross-gable, three conical roofs with fish scale-style terracotta tiles and eyebrow

⁹ The first house built on this block was 601 Huron Street, which has been included on the City's Heritage Register since 1974.

¹⁰ Maitland, 14

dormers. Along with the original building are two later 2-storey additions, one at the south end and one in the rear.

The principal (west) elevation is asymmetrically organized with a 2-storey cylindrical tower with rusticated stone cladding anchoring the northwest corner, a recessed balcony with decorative wood framing centred at the second storey level and an oriel window at the south end of the second storey. An additional upper-level oriel window with conical roof is centred above the raised, main entrance located on the north elevation of the original house. The doorway is framed by a rounded-arch entryway constructed of red brick with red sandstone capitals and keystone. Unfortunately, the Classically-styled porte-cochere spanning the driveway and covering the main entrance on the north elevation was demolished before this report was completed. (Images 8-11)

663-665 Huron Street:

The house-form building at 663-665 Huron Street rises 3 storeys above a raised basement with a rectangular plan. The structure is clad with red brick and sandstone, including rusticated sandstone at the ground level on the principal (west) elevation. The roofline includes a main cross gable and three shed dormers. The large gable on the principal (west) elevation includes a recessed porch with half-cove wood shingling and three rectangular window openings. Several additions to the exterior over the years include a 2-storey addition to the south with a verandah extending from the west elevation to the entrance to 663 Huron Street on the south elevation, as well as additions/alterations to the rear of the building. These alterations do not, however, negatively impact the integrity of the original structure, particularly the principal (west) elevation.

The principal (west) elevation is organized into 3 bays at the first and second storeys. The symmetrically arranged, sandstone openings are round-arched at the first storey and flat-headed above. A unique feature on the principal elevation of the structure is four sets of six decorative cast terracotta colonette facings between the first-floor windows, and under the eaves on the second floor. Cast terracotta colonettes with rusticated sandstone capitals also support the shed dormer roof on the south elevation. Additionally, on the south side of the front gable, there is a tall colonette cast terracotta chimney with a rusticated sandstone cap, resting on a brick foundation. A similar chimney, with rusticated sandstone capitals, is located on the north side of the front gable. (Images 12-14)

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

The City of Toronto Property Data Map attached as Image 1 (Section 6 below) shows the site of the properties at 661-665 Huron Street.

Located on the east side of Huron Street south of Dupont Street the house-form buildings share the block with the listed heritage properties at 601, 612 and 614 Huron

Street, which are also among the oldest buildings in the immediate vicinity. The properties at 661-665 Huron Street are directly adjacent to the Madison Avenue Heritage Conservation District (HCD) to the west and the East Annex HCD to the east. Despite additions and (mostly interior) alterations to many of the grand houses to accommodate multiple units and shifting housing trends by the mid-twentieth century, the late-Victorian and Edwardian character of the area is still embodied in this collection of grand house-form structures that defined The Annex neighbourhood as one of Toronto's most sought-after residential areas where the city's leading citizens occupied large-scale homes.

3. EVALUATION AND APPLICATION OF O. REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. There are three categories for a total of nine criteria under O. Reg 9/06. A property is only required to meet one criteria to warrant designation. As demonstrated below, the properties at 661 and 663-665 Huron Street meet several criteria amongst the three categories.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable to the property, with explanatory text below.

DESIGN OR PHYSICAL VALUE

661 Huron Street:

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

Representative example of a style

The property at 661 Huron Street has cultural heritage value as a fine representative example of Queen Anne Revival styling applied to a large house-form building in the last decade of the nineteenth century. The style, identified by the variety of materials and their decorative detailing, asymmetrical profile and complicated roof lines including conical roofs, represented the exuberance of architectural styling of the late Victorian era. Despite a number of later additions and alterations over the years, the original building at 661 Huron Street maintains its physical integrity and is noteworthy for its attractive combination of forms, massing and stonework.

Representative example of a type

These house-form buildings have further value as their Late Victorian design is characteristic of The Annex neighbourhood residential building type and are expressive of the eclectic nature of Late Victorian architecture in Toronto. The type relates to dwellings constructed in the late nineteenth to early twentieth century based on plans and detailing often found in architectural pattern books from England.

HISTORICAL OR ASSOCIATIVE 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	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

Direct association with an organization that is significant to a community

The property at 661 Huron Street is valued for its associations with the Christian organization known as the Waifs and Strays Society established by the Church of England. From 1924 through 1933 the property, then known as the Elizabeth Rye Home, housed and trained immigrant British girls for employment in domestic service.

CONTEXTUAL VALUE

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

Important in defining, maintaining or supporting the character of an area and is physically, functionally, visually or historically linked to its surroundings

Contextually, the property at 661 Huron Street has cultural heritage value for its visual and historical links to its setting in The Annex neighbourhood. Its appearance reflects the late-nineteenth to early-twentieth century development of the area as one of the most sought-after residential enclaves in Toronto where the city's leading citizens occupied large-scale houses. The property at 661 Huron Street is significant in context with the adjacent property at 663-665 Huron Street directly to the north, as these two properties together comprise the earliest structures built on the block between Dupont Street and Bernard Avenue following Simeon H. Janes' subdivision of this portion of The Annex neighbourhood in 1886.

DESIGN OR PHYSICAL VALUE

663-665 Huron Street:

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

Representative example of a style

The property at 663-665 Huron Street has cultural heritage value as a representative example of late Victorian styling applied to a large house form building in the last decade of the nineteenth century. Incorporating elements of both the Richardsonian Romanesque and Queen Anne styles, this property represents the eclectic nature of late Victorian era architecture. The property at 663-665 Huron Street is noteworthy for its decorative detailing, including its unique cylindrical terracotta chimney, dormer and first-storey window opening colonettes with rusticated red sandstone capitals.

Representative example of a type

These house-form buildings have further value as their Late Victorian design is characteristic of The Annex neighbourhood residential building type and are expressive of the eclectic nature of Late Victorian architecture in Toronto. The type relates to dwellings constructed in the late nineteenth to early twentieth century based on plans and detailing often found in architectural pattern books from England.

HISTORICAL OR ASSOCIATIVE VALUE

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

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

Important in defining, maintaining or supporting the character of an area and is physically, functionally, visually or historically linked to its surroundings

Contextually, the property at 663-665 Huron Street has cultural heritage value for its visual and historical links to its setting in The Annex neighbourhood. Its appearance reflects the late-nineteenth to early-twentieth century development of the area as one of the most sought-after residential enclaves in Toronto where the city's leading citizens occupied large-scale houses. The property at 663-665 Huron Street is significant in context with the adjacent property at 661 Huron Street directly to the south, as these two properties together comprise the earliest structures built on the block between Dupont Street and Bernard Avenue following Simeon H. Janes' subdivision of this portion of The Annex neighbourhood in 1886.

CONCLUSION

Maps and photographs (Attachment 1) of the property and a list of research sources (Attachment 2) are attached.

Staff have completed the Heritage Property Research and Evaluation Report for the properties at 661 and 663-665 Huron Street and determined that they 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 also uses when considering properties for inclusion on the Heritage Register.

The property at 661 Huron street contains an original 2.5-storey house-form building (1891) with a later 2-storey addition constructed at its southern end in the 1960s. Originally constructed as a single-family dwelling, the property was subsequently used to house and train young immigrant girls for domestic service through the Church of England's Waifs and Strays Society (1924-1933). The property remains a multi-unit dwelling today.

The property at 663-665 Huron street contains an original 3-storey house-form building (1890) with later additions from the late 1930s forward. Originally constructed as a single-family dwelling, the property was subsequently used as a rooming house and remains a multi-unit dwelling today.

Both properties have cultural heritage value as fine examples of eclecticism in Late Victorian Era architecture in Toronto, combining elements of Richardsonian Romanesque with the Queen Anne Revival style. Contextually, the properties at 661 & 663-665 Huron Street are historically and visually linked to their setting on the east side of Huron Street between Dupont Street and Bernard Avenue where, along with a number of other grand Late-Victorian-era house form buildings recognized on the City's Heritage Register,¹¹ and adjacent to the Madison Avenue Heritage Conservation District, they recall the late-nineteenth to early-twentieth century period when The Annex neighbourhood emerged as a sought-after residential enclave for many of Toronto's leading citizens.

¹¹ Heritage Register properties on the same block of Huron Street include 601, 612 and 614 Huron Street.

The Reasons for Designation (Statement of Significance) found in Attachments 3 and 4 for 661 and 663-665 Huron Street, respectively, comprise the Public Notice of Intention to Designate the properties at 661-665 Huron Street and will be advertised on the City of Toronto's website in accordance with the City of Toronto Act provisions and served on the properties' owners and on the Ontario Heritage Trust according to the provisions in the Ontario Heritage Act.

CONTACT

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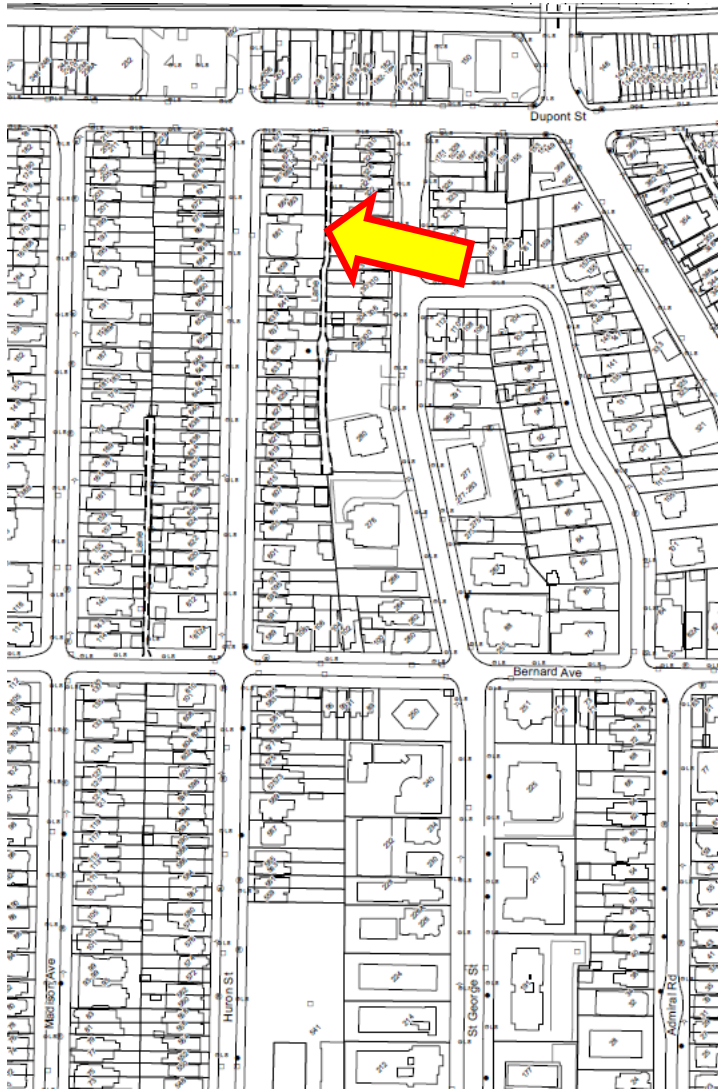
SIGNATURE

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

ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation): 661 Huron Street
Attachment 4 – Statement of Significance (Reasons for Designation): 663-665 Huron Street

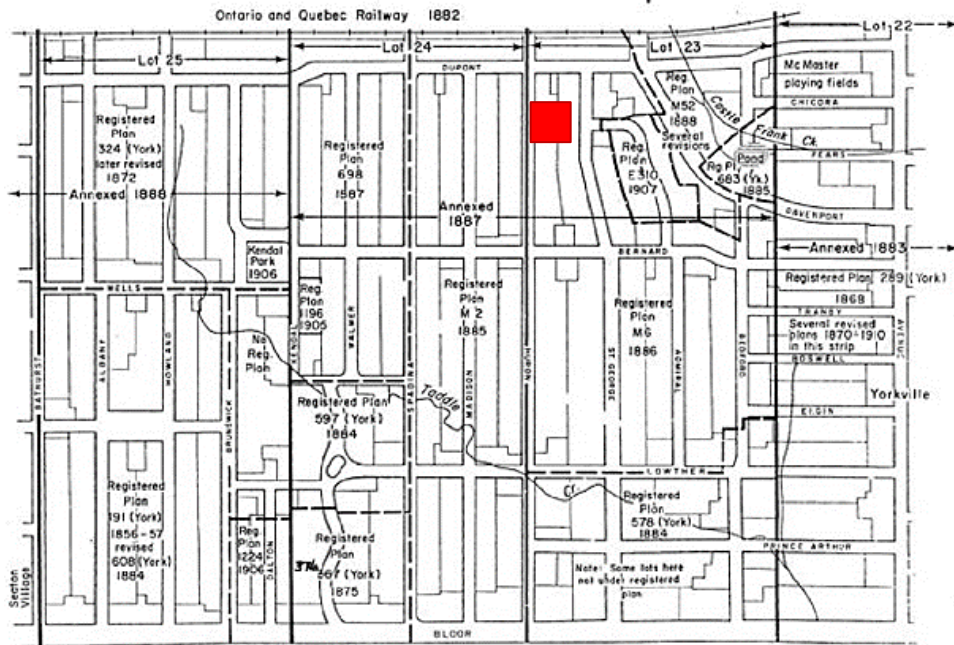
Maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the properties at 661-665 Huron Street. All maps are oriented with north on the top unless otherwise noted.



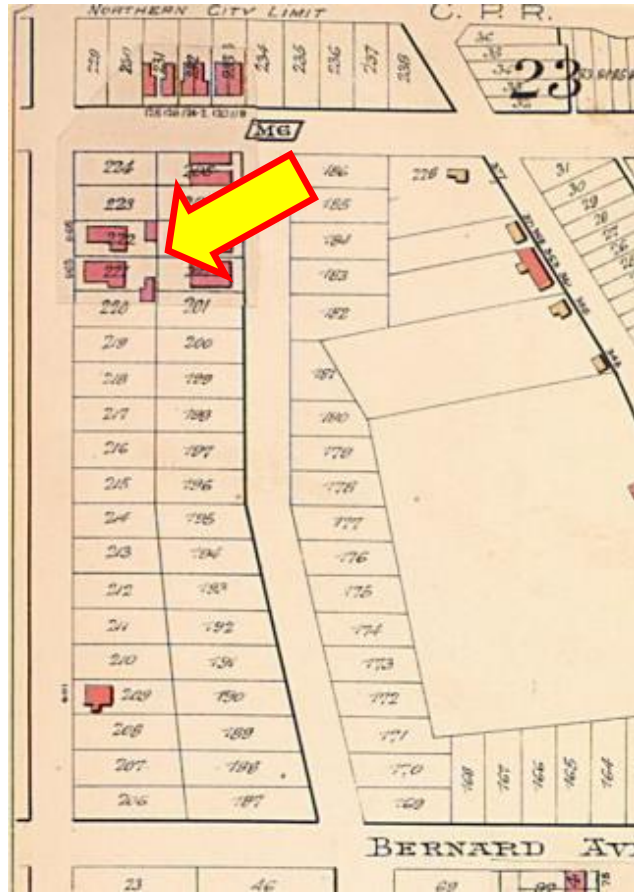
1. City of Toronto Property Data Map: showing the location of the properties on the east side of Huron Street, south of Dupont Street.



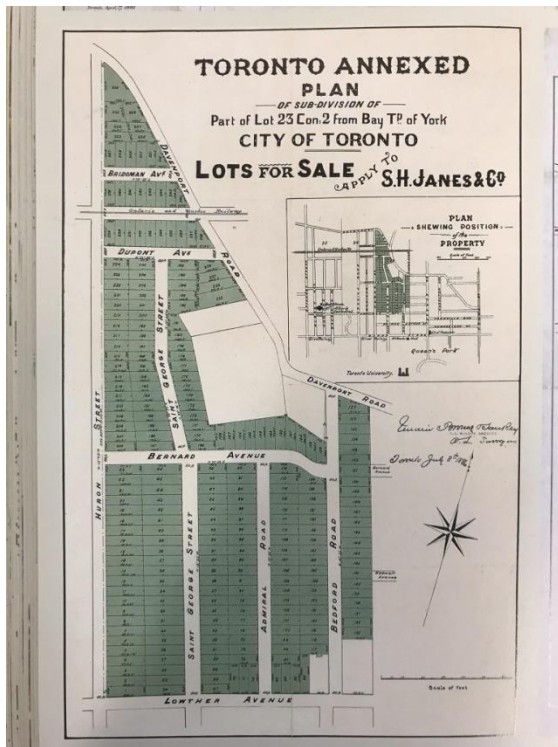
2. Detail from Tremaine's Map of the County of York, Canada West, 1860 showing the extent of the Baldwin family lands, including (Admiral) Augustus Baldwin property at Lot 23, which stretched from Bloor Street in the south and St. Clair Avenue in the north and contained his estate home named "Russell Hill" The portion of the former Lot 23 that would become registered Plan M-6 and contain the properties at 661 and 663-665 Huron Street is indicated by the arrow.



3. Map showing different plans of subdivision for the Annex, as well as the dates of Annexation for various parcels. Lot 23, along with Lot 24, was annexed to the City of Toronto on January 3, 1887. The properties at 661 and 663-665 Huron Street are indicated by the red rectangle. (Lemon, The Annex: A Brief Historical Geography, 1986)



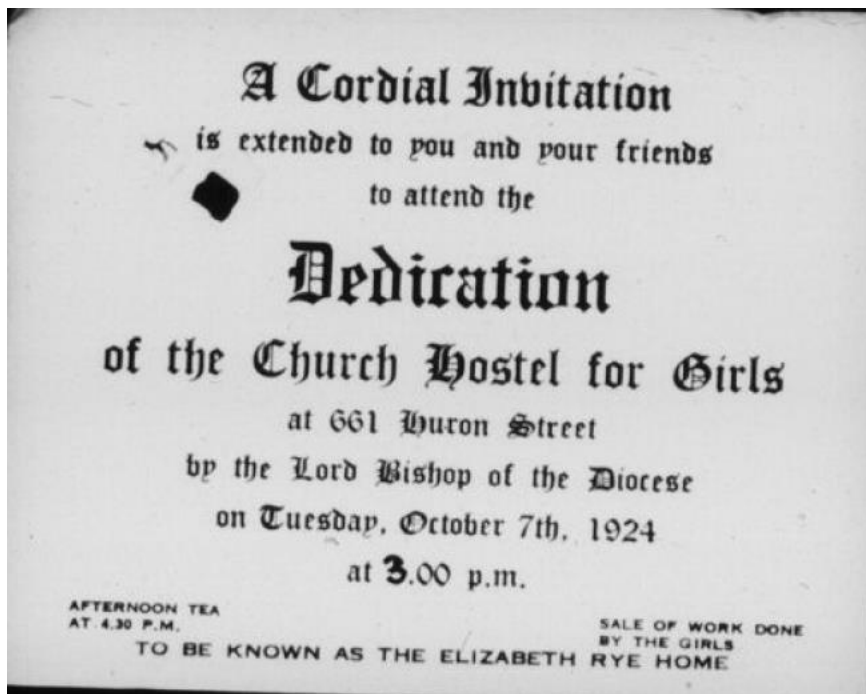
4a and 4b: the 1890 and 1893 Goad's Atlas Map details (which contain information gathered in the previous year), showing that by 1889, only 601 Huron Street had been constructed on this block of Huron Street between Dupont and Bernard Avenue; by 1892, the house-form buildings at 661 and 665 Huron Street are also shown.



5. Advertisement for sale of lots in the recently-subdivided part of former Lot 23 now registered as Plan M6 and including the site of the future houses at 661 and 663-665 Huron Street on Lot 221 & Part Lot 220 and Lot 222, respectively. (Toronto Public Library T1886-3/4Mlrg; reproduced in Hayes, Historical Atlas of Toronto, 92);



6. Archival newsletter image of the Elizabeth Rye Home property at 661 Huron Street in its first year (Archives Canada, 1924)



7. Official opening ceremony invitation for the British Home Children's new location at 661 Huron Street (Archives Canada, October 7, 1924)



8. Current photograph of 661 Huron Street looking southeast and showing the complicated rooflines of the building, including the main hipped roof, terracotta-tiled conical roofs and centred eyebrow dormer. (HP, 2020)



9 and 10: Current photographs showing the 2-storey tower with its rusticated stone cladding at the first floor level, the second storey recessed balcony on the principal (west) elevation (left); at right, the main entrance located on the north elevation. The entry is raised and recessed beyond the red brick, round-arched opening with red sandstone used for the keystone and capitals at the springing joint. (HP, 2020)



11. Current photograph showing the 2-storey, mid-century addition at the south end of the original house-form dwelling at 661 Huron Street. (HP, 2020)



12. The second and third storeys of the principal (west) elevation at 663-665 Huron Street, showing the red brick and sandstone round-arched window openings and inset balcony in the roof gable with its half-cove shingling. (HP, 2020)



13. Current photograph showing the clustered, terracotta colonettes between the window openings on the principal (west) elevation of the house-form building at 663-665 Huron Street. (HP, 2020)



13. Current photograph of 663 Huron Street looking northeast and showing the unique, terracotta colonette clusters supporting the shed dormer roof on the south elevation and the south chimney. (HP, 2020)



14. The north chimney, which is also composed of terracotta colonettes. (HP, 2020)

Archival Sources

Abstract Indices of Deeds, Plan M6, Lot 222, Lot 221 and Pt Lot 220
Archival Photographs, City of Toronto Archives
Building Records, City of Toronto, Toronto and East York, 1939 ff.
City of Toronto Directories, 1895 ff.
Cotterell, A.T. Map of Toronto, 1878
Goad's Atlas Maps, 1884-1924
Home Children, 1869-1932, Archives Canada, Immigration Branch, Volume 79, File 6648, Part 8
Tremaine, George R. Map of the County of York, Canada West, 1860

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http://www.biographi.ca/en/bio/baldwin_augustus_warren_9E.html
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Kalman, Harold, A History of Canadian Architecture, Vol. 1, 1994
Lemon, James T. The Annex: A Brief Historical Geography, 1986.
Lundell, Liz, The Estates of Old Toronto, 1997
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McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989

The property at 661 Huron Street 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 Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual value.

Description

Located on the east side of Huron Street south of Dupont Street in The Annex neighbourhood, the property at 661 Huron Street was completed in 1891 and comprises a 2.5-storey brick and stone house-form building originally constructed as a single family residence. From 1924 through 1933, the building became known as the Elizabeth Rye Home, a children's home established by the Church of England's Waifs and Strays Society that housed and trained young British girls for domestic service.

Statement of Significance

Design/Physical Value

The property at 661 Huron Street has cultural heritage value as a fine representative example of Queen Anne Revival styling applied to a large house-form building in the last decade of the nineteenth century. The style, identified by the variety of materials and their decorative detailing, asymmetrical profile and complicated roof lines including conical roofs, represented the exuberance of architectural styling of the late Victorian era. Despite a number of later additions and alterations over the years, the original building at 661 Huron Street maintains its physical integrity and is noteworthy for its attractive combination of forms, massing and stonework.

Historical/Associative Value

The property at 661 Huron Street is valued for its associations with the Christian organization known as the Waifs and Strays Society established by the Church of England. From 1924 through 1933 the property, then known as the Elizabeth Rye Home, housed and trained immigrant British girls for employment in domestic service.

Contextual Value

Contextually, the property at 661 Huron Street has cultural heritage value for its visual and historical links to its setting in The Annex neighbourhood. Its appearance reflects the late-nineteenth to early-twentieth century development of the area as one of the most sought-after residential enclaves in Toronto where the city's leading citizens occupied large-scale houses. The property at 661 Huron Street is significant in context with the adjacent property at 663-665 Huron Street directly to the north, as these two properties together comprise the earliest structures built on the block between Dupont Street and Bernard Avenue following Simeon Janes' subdivision of this portion of The Annex neighbourhood in 1886.

The heritage attributes of the property at 661 Huron Street are:

- The setback, placement and orientation of the building on its lot on the east side of Huron Street south of Dupont Street
- The scale, form and massing of the 2.5-storey plan above a raised basement
- The materials, with the red brick and rusticated stone cladding and the stone and wood detailing
- The complicated rooflines with their combination of hipped, gabled and conical roofs and rectangular brick chimney rising just behind the principal (west) elevation
- The various decorative cornices at the rooflines on the principal (west) elevation and corner tower with the wood soffits and dentil detailing
- On the principal (west) elevation, the terracotta fish-scale shingling on the conical roofs and central gable peak
- The principal (west) elevation, which is asymmetrically arranged including a 2-storey corner tower at the north end and an upper-storey oriel window at the south end
- The main entrance located on the north elevation, with its raised and recessed doorway beyond a large, rounded-arch red brick entryway with red sandstone detailing at the springing joints and keystone
- On the north side, the gabled parapet roofline centred over the main entrance
- The recessed, second-storey porch on the principal (west) elevation with its decorative wooden framing
- The window openings, including their arrangement on the principal (west) and north elevations, with the stone lintels and sills
- The existing original fenestration with the double-hung sash windows and glass transoms above

Note: the later 2-storey additions to the south and east (rear) elevations of the original building are not considered heritage attributes

STATEMENT OF SIGNIFICANCE
663-665 Huron Street
(REASONS FOR DESIGNATION)

ATTACHMENT 4

The property at 663-665 Huron Street 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 Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual value.

Description

Located on the east side of Huron Street south of Dupont Street in The Annex neighbourhood, the property at 663-665 Huron Street is a 3-storey house-form building built in 1890. Along with the adjacent property at 661 Huron Street directly to the south, this building represents one of the earliest residences built on the block between Dupont Street and Bernard Avenue.

Statement of Significance

Design/Physical Value

The property at 663-665 Huron Street has cultural heritage value as a representative example of late Victorian styling applied to a large house form building in the last decade of the nineteenth century. Incorporating elements of both the Richardsonian Romanesque and Queen Anne styles, this property represents the eclectic nature of late Victorian era architecture. The property at 663-665 Huron Street is noteworthy for its decorative detailing, including its unique cylindrical terracotta chimney, dormer and first-storey window opening colonettes with rusticated red sandstone capitals.

Contextual Value

Contextually, the property at 663-665 Huron Street has cultural heritage value for its visual and historical links to its setting in The Annex neighbourhood. Its appearance reflects the late-nineteenth to early-twentieth century development of the area as one of the most sought-after residential enclaves in Toronto where the city's leading citizens occupied large-scale houses. The property at 663-665 Huron Street is significant in context with the adjacent property at 661 Huron Street directly to the south, as these two properties together comprise the earliest structures built on the block between Dupont Street and Bernard Avenue following Simeon Janes' subdivision of this portion of The Annex neighbourhood in 1886.

Heritage Attributes

The heritage attributes of the property at 663-665 Huron Street are:

- The setback, placement and orientation of the building on its lot on the east side of Huron Street south of Dupont Street
- The scale, form and massing of the 3-storey plan above a raised basement
- The materials, with the red sandstone cladding and the stone, terracotta and wood detailing

- The cross-gabled roofline, punctuated by shed dormers and an eyebrow dormer
- On the principal (west) elevation, the main roof gable with its inset balcony opening and half-cove shingling
- The principal (west) elevation of the original building, which is organized into three bays
- On the principal (west) elevation, the arrangement of the openings, including the flat-headed openings on the first floor and the rounded-arch openings on the second floor
- On the north elevation, the second-storey oriel window with its decorative wooden detailing
- The rusticated sandstone lintels and string course banding above the first storey and at the springing joint of the second-storey round-arched windows
- The cylindrical terracotta colonettes capped with rusticated stone capitals found on the two chimneys, supporting the shed dormer roof on the south side and clustered between the first-storey openings on the principal (west) elevation
- The decorative leaded glass transoms above the window openings at the first-floor level on the principal (west) elevation