

Inclusion on the City of Toronto's Heritage Register - Queen Street East Properties

Date: May 24, 2022

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Beaches - East York - Ward 19

SUMMARY

This report recommends that City Council include on the City's Heritage Register six properties located on Queen Street East, east of Woodbine Avenue, in the Beach Neighbourhood. All of the recommended properties meet one or more of the provincial criteria for determining cultural heritage value or interest.

In recent years Heritage Planning has received a number of community heritage nominations for properties in this neighbourhood. Staff have reviewed all of the nominations and identified that two important collections of properties that merited evaluation would be recommended for inclusion on the Register at this time, with the balance of the nominations to be reviewed in a future phase. The recommended six properties are an important part of the Queen Street East streetscape and include a collection of some of the earliest surviving residential buildings in the neighbourhood, along with a collection of single and double-duplex, residential typology buildings according to designs by Price Brothers that are unique to the Beaches area. The properties being recommended for inclusion on the Heritage Register are contained in Recommendation 1 of this report.

All of the recommended properties have been researched and evaluated by staff using the criteria prescribed by the Province in Regulation 9/06 and all of the properties meet one or more of the provincial criteria for determining cultural heritage value or interest for designation under Part IV of the Ontario Heritage Act, which the City applies when assessing properties for inclusion on the City's Heritage Register. The remaining outstanding nominations will be processed systematically along Queen Street East as part of the City's Heritage Survey program or on a case by case basis as the need arises.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

RECOMMENDATIONS

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

1. City Council include the following six properties on the City of Toronto's Heritage Register in accordance with a Listing Statement (Reasons for Inclusion), attached as Attachment 2 to the report, May 24, 2022, from the Senior Manager, Heritage Planning, Urban Design, City Planning:

- 1897 Queen Street East
- 1899 Queen Street East
- 1907 Queen Street East
- 2241 Queen Street East (including an entrance at 2239 Queen Street East)
- 2243 Queen Street East (including an entrance at 2235 Queen Street East)
- 2247 Queen Street East (including entrances at 2249 Queen Street East, and 96 and 98 Hammersmith Avenue)

FINANCIAL IMPACT

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

DECISION HISTORY

On November 27, 2012, Toronto City Council adopted a report from the Director, Community Planning, Toronto and East York - Queen Street East Visioning Study (Coxwell Avenue and Nursewood Road) and in so doing adopted the Queen Street East (Coxwell Avenue to Nursewood Road) Urban Design Guidelines (The Urban Design Guidelines) and advised all staff to use the guidelines in the review of development applications in the area where they apply, including Committee of Adjustment applications. The Urban Design Guidelines identified a variety of properties that appeared to have heritage potential, but the accompanying study did not include a comprehensive heritage survey which is now the City's practice for area studies. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE20.22>

BACKGROUND

The Beach is a Toronto neighbourhood with a rich history and Queen Street East is an important commercial and residential corridor. The Beach developed in the early-20th century when the area became more accessible through the extension of the Grand Trunk Railway, the draining of the northern stretches of Ashbridges Bay, and the laying of streetcar tracks on both Queen Street East and Kingston Road.

In 2012, at the direction of Council, City Planning studied the neighbourhood to develop Urban Design Guidelines for built form and physical character that would balance the policies of the Official Plan with the desire of the local community to maintain its existing character. The area studied was Queen Street East from Coxwell Avenue to Nursewood Road and the resulting guidelines cover properties that front onto Queen Street East. The Guidelines adopted by Council include general urban design guidelines for the public realm, site organization, massing, heritage, pedestrian activity, design excellence, transportation infrastructure, and sustainability.

The heritage guidelines are found in Section 4.4 and state in part that individual buildings of heritage interest will continue to be identified and studied for inclusion in the City's heritage inventory (known today as the Heritage Register).

At the same time, in recent years staff have received a number of community nominations to the Heritage Register for properties within the Beach. Twenty of these nominations have been submitted by the Beach and East Toronto Historical Society. Each nomination is accompanied by comprehensive research undertaken by the society. Staff reviewed the extant nominations and met with the Society. As a result of this work staff are recommending that six properties be included on the Heritage Register. The six properties have all been researched and evaluated by staff using the criteria prescribed by the Province in Regulation 9/06. All of the recommended properties meet one or more of the criteria.

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 the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

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 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 (2020) 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.

<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."

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

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. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

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

The Ontario Heritage Toolkit provides guidance on designating properties of municipal significance, including direction on the purpose of designating heritage properties and information about how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for the conservation of heritage properties within the land use planning system. In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included, amongst other matters, amendments to the listing and designation processes. Guidance from the Province related to the implementation of Bill 108 Amendments is forthcoming.

[Ontario Heritage Tool Kit \(gov.on.ca\)](https://www.gov.on.ca)

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 3.1.5.2 states that properties of potential cultural heritage value or interest "will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register."

Policy 3.1.5.3 states that heritage properties "will be protected by being designated under the Ontario Heritage Act, and/or included on the Heritage Register". This includes

designation under Parts IV or V of the OHA, as well as listing under Section 27 of the Act.

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. Heritage Impact Assessments (HIA) are 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.

<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>

The municipal Heritage Register is an important tool in planning for the conservation of heritage properties. The former City of Toronto began listing properties on the Heritage Inventory in 1973, with the inaugural set of 490 properties found within the old City of Toronto boundaries recognized for architectural, historical and/or contextual reasons. In the following decades, the surrounding municipalities of Scarborough, North York, York and Etobicoke which now form the amalgamated City of Toronto adopted their own lists of heritage properties; following amalgamation, these lists were combined and additional properties have been added over the years.

In 2019 City Council adopted the City-wide Heritage Survey Feasibility Study, and requested that the City Planning Division prioritize outstanding nominations for the inclusion of properties on the Heritage Register in the first phase of the Toronto Heritage Survey. This work is ongoing.

Inclusion of (non-designated) properties on the City's Heritage Register

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the Ontario Heritage Act following this action. Following further research and evaluation, staff may recommend designation of the property under Part IV of the Ontario Heritage Act and seek appropriate conservation.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations in the case when demolition or a development application is not involved.

Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation.

Although a municipality is not required to consult with property owners or the public before including non-designated properties on the municipal register under the Ontario Heritage Act, property owners are always notified and invited to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. In addition, a letter was sent to the owners of all six recommended properties on May 16 indicating that their property was being recommended for listing, and explaining what listing means. There is also a second opportunity for owners and the public to share concerns (in person or writing) when Community Council considers the matter at their meeting.

As of July 1, 2021, the amendments to the Ontario Heritage Act resulting from Bill 108, the Province's Housing Supply Action Plan (More Homes, More Choice Act) allow owners to object to the inclusion of a property on the City's Heritage Register at any time. Objections to listing are reviewed by City Council but no further action is required should Council remain in support of the listing.

When a property is listed it does not necessarily mean that it will be subsequently "designated," which is legally binding and requires owners to seek heritage approval for alterations and additions. Designation generally happens within one of three scenarios:

- A property owner gives notice of an intention to demolish the listed building and further evaluation recommends designation
- A listed property is included within a planning application and a Heritage Impact Assessment (HIA) is submitted. The subsequent evaluation directs appropriate conservation measures and designation within the planning approval process
- A property owner wishes to take advantage of one of the City's heritage incentive programs and requests a further staff evaluation and designation, as appropriate

Policy 3.1.5.3 states that heritage properties "will be protected by being designated under the Ontario Heritage Act, and/or included on the Heritage Register". This includes designation under Parts IV or V of the OHA, as well as listing under Section 27 of the Act.

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. Heritage Impact Assessments (HIA) are 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.

<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>

The Ontario Heritage Toolkit also provides guidance on the listing of non-designated properties on the Heritage Register. The Tool Kit provides direction on the purpose of listing heritage properties, and explains how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for how listed properties fit within the land use planning system.

http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that have cultural heritage value or interest to the community.

Staff have reviewed 20 properties that have been nominated for inclusion in the Beach neighbourhood in recent years. The nominations broadly fall within four typologies. These typologies are early house-form buildings, single and double-duplex residential buildings constructed by the Price Brothers, residential walk-up apartment buildings, and main street commercial buildings. Staff are recommending six properties be included on the Register at this time, with the balance considered within future reports. These six properties include three early house-form buildings and a collection of Price Brothers buildings.

The collection of early house-form buildings represent some of the oldest surviving built form on Queen Street East within the study area. These buildings were identified as a priority by the Beach and East Toronto Historical Society and one has been nominated for inclusion on the Register multiple times. Staff have reviewed these nominations, undertaken independent research, and evaluated the properties using the criteria prescribed by the Province. The three nominated properties containing the house-form buildings meet the Provincial criteria and staff are recommending that they be included on the Register. A Listing Statement has been prepared for each of these properties and all are included in Attachment 2.

The Price Brothers' buildings represent an important and distinct design of single and double duplex housing unique to the Beach. The Price Brothers' buildings at 2273-2275 Queen Street East were nominated by the Beach and East Toronto Historical Society. Staff assessed these properties and concluded that they were once part of a larger collection of three and their context has been significantly degraded by the removal of one building and the significant alteration of the other. As a result, Staff have not

recommended that these properties be added to the Register as they do not meet the Provincial criteria.

Through researching and evaluating the properties at 2273 - 2275 Queen Street East staff became aware of a second collection of Price Brothers' buildings approximately two blocks west located at 2237-2247 Queen Street East. While one property in the collection has been significantly altered, the remainder of the properties, 2241-2247 Queen Street East, maintain most of their original appearance and do meet the Provincial criteria. Staff have researched and evaluated these properties and are recommending that they be added to the Register. Staff have consulted with the Beach and East Toronto Historical Society and they agree with this recommendation. A Listing Statement has also been prepared for each of these properties and included in Attachment 2.

The remaining nominations to the Heritage Register in the Beach will be addressed systematically as part of the City's Heritage Survey program or addressed on a case by cases basis as required as in the recent example of the property at 1702 Queen Street East that was recommended by staff for designation through our review of a development proposal.

Descriptive Listings

Descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the OHA to list a non-designated property on the Heritage Register and satisfies direction found within the City's Official Plan to make use of Provincial criteria when adding properties to the Register.

A Listing Statement has been prepared for each of the recommended properties very briefly explaining why the property is believed to have cultural heritage value and including a description of the property's design and appearance, its primary address, date of construction, and pertinent historical information. The information provided within the Reasons for Inclusion on the City's Heritage Register will help to specify those features and attributes that may warrant conservation should the property be subject to development and/or further evaluated and determined to merit designation under Part IV of the Ontario Heritage Act.

Price Brothers Limited Buildings

The land south of Queen Street East between Leuty Avenue and MacLean Avenue remained farmland until 1907 when Scarborough Beach Park, an amusement park, opened. In the face of competition from Sunnyside (on the western beaches at the opposite end of Toronto's waterfront), the park closed at the end of the 1925 season. The Provident Investment Company purchased the 37-acre tract and registered a residential subdivision under Plan M490.

Following subdivision, Price Brothers Limited, a local development firm, purchased a number of the available lots. Beginning in 1927, the small firm constructed more than

100 "double duplexes" along with a handful of single duplexes on their lots. The houses were purpose-built rentals and were designed by Harry Stevens, a self-taught architect and employee of the company. Stevens designed the buildings with slight variations in façade treatment, including gabled and hipped roofs, stucco or brick porch pillars, and fully or partially covered porches.

The houses are a distinct local design of the double and single duplex typology that have been identified as important to the Beaches area for many years. A number have already been included on the Heritage Register, first in 1973, and again in 2010. In 2012, Urban Design Guidelines for Queen Street East identified the rows of Price Brothers' buildings as important for their cultural heritage value and noted that they should be preserved. The majority of the surviving Price Brothers' double duplexes are located south of Queen Street East but two collections of Price Brothers' buildings are located on Queen Street East within the boundaries of the Urban Design Guidelines. They are located in groupings at 2271-2275 and 2241-2247 Queen Street East. Staff are recommending that the properties at 2241-2247 Queen Street East be included on the Register.

Early House Form Collection

The early house-form buildings being recommended for listing are located on the south side of Queen Street East between Woodbine and Kippendavie Avenue, immediately across the street from former City of Toronto Fire Hall #17, a landmark and gateway into the community. Constructed between 1894 and 1906 this collection of houses is among the oldest surviving examples of residential properties in the Beech.

The property at 1903 Queen Street East, the Henry Hogarth Residence, was constructed in 1893 and is already included on the Heritage Register. It was listed by Toronto City Council on May 28, and 29, 1990. Staff are recommending that the neighbouring nominated properties on this block at 1897, 1899, and 1907 Queen Street East also be included on the Heritage Register as staff have determined that they meet one or more of provincial criteria for determining cultural heritage value or interest.

The properties with descriptive listings being recommended for inclusion on the Heritage Register are:

- 1897 Queen Street East
- 1899 Queen Street East
- 1907 Queen Street East
- 2241 Queen Street East (including an entrance at 2239 Queen Street East)
- 2243 Queen Street East (including an entrance at 2235 Queen Street East)
- 2247 Queen Street East (including entrances at 2249 Queen Street East, and 96 and 98 Hammersmith Avenue)

CONCLUSION

Staff have reviewed 20 community nominations to the City's Heritage Register submitted within the Beach neighbourhood. As a result of this review staff are recommending that six properties be added to the City's Heritage Register at this time. The remaining nominated properties in the Beach will be addressed systematically as part of the City's Heritage Survey program or addressed on a case by case basis as required.

All of the recommended properties were researched and evaluated by staff using the criteria prescribed by the Province. Staff have determined that the six properties included in Recommendation 1 and further detailed in Attachment 2 of this report have cultural heritage value, are significant built heritage resources, and warrant inclusion on the City's Heritage Register.

The listing of non-designated properties with cultural heritage value on the Heritage Register extends interim protection from demolition and provides an opportunity for City Council to determine whether a property warrants conservation through designation under the Ontario Heritage Act should a development or demolition application be submitted. Heritage Impact Assessments (HIA) are required for development applications that affect listed properties.

CONTACT

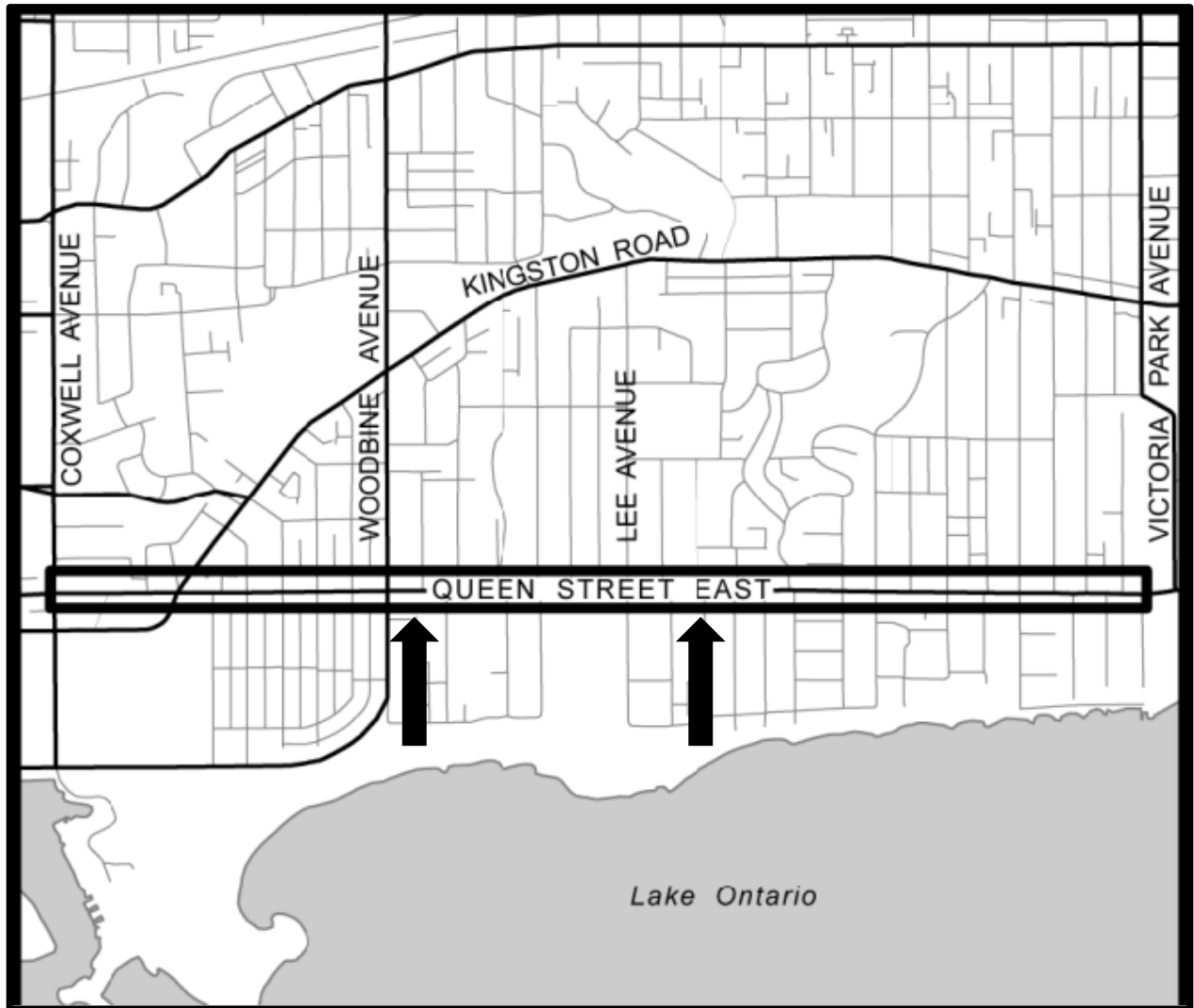
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ATTACHMENTS

Attachment 1 - Location Maps
Attachment 2 - Listing Statements
Attachment 3 - List of Research Sources



This location map shows the boundaries of the Queen Street East (Coxwell Avenue to Nursewood Road) Urban Design Guidelines. Arrows indicate the approximate location of the subject properties.



This map shows the location of the properties at 1897, 1899, and 1907 Queen Street East (from left to right) on the south side of Queen Street East across from the designated fire hall at 1004 Queen Street East. This location map is for information purposes only, the exact boundaries of the subject property are not shown. North is located at the top of the map (City of Toronto Mapping).



This map shows the location of the properties at 2241, 2243, and 2247 Queen Street East (from left to right) on the south side of Queen Street East between Wineva and Hammersmith Avenues. This location map is for information purposes only, and the exact boundaries of the subject property are not shown. North is located at the top of the map (City of Toronto Mapping).

**Listing Statements
(Reasons for Inclusion)**

ATTACHMENT 2

Address: 1897 Queen Street East

Year Built: 1898



Description:

Located on the south side of Queen Street East between Woodbine and Kippendavie Avenues, the property at 1897 Queen Street East contains a 1 ½-storey house form structure constructed in 1898. The property at 1897 Queen Street East was first recommended for listing in 1987 by Roger Du Toit Architects. The property was again nominated for listing in 2019 by The Beach and East Toronto Historical Society.

Designed in the Gothic Revival Cottage style, the principal (front) elevation of 1897 Queen Street East features a symmetrical façade with a central gable. The ornate gable is clad in cream-coloured, fish scale-patterned wooden shingles, framed by painted ornamental bargeboard, which is capped by an intricately carved wooden peak. The first storey features a front door flanked by two symmetrical sash windows - all three with painted wooden frames. Aside from the decorative central gable, the front of the home is clad in wood siding.

The subject property has historical ties to the Smith family, who were the original owners of both 1897 and 1895 (demolished) Queen Street East. James Maitland Smith (1825-1906) was a Scottish immigrant and father of six who worked as a superintendent for the Toronto Street Railway (TSR). Several of Smith's children eventually worked for the TSR and its successor, the Toronto Railway Co. Owing to Smith's Scottish heritage, 1897 and 1895 Queen Street East were respectively named "Roseneith" and "Glengora." The Smith family retained ownership of both homes for more than 20 years.

The Smith family home at 1897 Queen Street East is part of a grouping of late-nineteenth-century residential buildings, including the heritage-listed Henry Hogarth Residence (1893) at 1903 Queen Street East, which survive along the south side of the street between Woodbine and Kippendavie Avenues. This collection of historic homes are joined immediately across the street by the heritage-listed Fire Hall No. 17 (1905) at 1904 Queen Street East. Together, these homes form a significant part of the early historical context of the surrounding neighbourhood.

Address: 1899 Queen Street East

Year Built: 1894



Description:

Located on the south side of Queen Street East between Woodbine and Kippendavie Avenues, the property at 1899 Queen Street East contains a 2 ½-storey, Bay and Gable house-form structure built in 1899. The property was originally nominated for listing in 2021, and nominated a second time in 2022 by The Beach and East Toronto Historical Society.

The property at 1899 Queen Street East was originally owned by Arthur Brooks (1865-1935), listed in the City Directory as owner of the Ontario Cork Company Ltd., along with his wife Ellen Jane Arnold Brooks (1874-1950), who occupied the house for 60 years. Ellen Brooks became director of the company following her husband's death, and their sons remained involved in the company for decades thereafter.

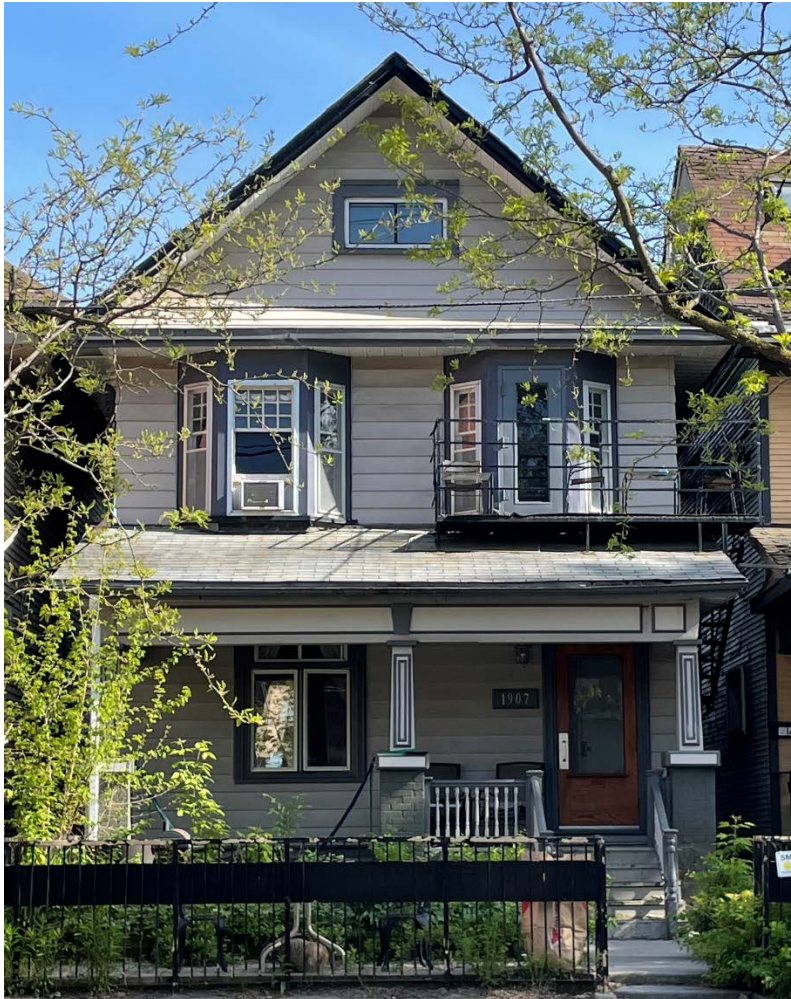
The red-brick, Bay and Gable style property features a shallow, projecting bay capped by a gabled peak, with a bay window on the first floor. Most of the window openings are capped with stone headers. A single-storey porch over the main entrance also has a gabled roof, and retains some original elements including brick piers with wood columns, a wooden railing, and wood detailing in the gable. The east and west

elevations have been over-clad in aluminum siding similar to the soffits, fascia, and primary gable.

The Arthur Brooks House 1899 Queen Street East is part of a grouping of late-nineteenth-century residential buildings, including the heritage-listed Henry Hogarth Residence (1893) at 1903 Queen Street East, which survive along the south side of the street between Woodbine and Kippendavie Avenues. This collection of historic homes are joined immediately across the street by the heritage-listed Fire Hall No. 17 (1905) at 1904 Queen Street East. Together, these homes form a significant part of the early historical context of the surrounding neighbourhood.

Address: 1907 Queen Street East

Year Built: 1906



Description:

Located on the south side of Queen Street East between Woodbine and Kippendavie Avenues, the property at 1907 Queen Street East contains a 2 ½-storey house form structure constructed in 1906. The property at 1907 Queen Street East was nominated for listing in 2015 by The Beach and East Toronto Historical Society.

The property at 1907 Queen Street East was constructed for Henry V. Tuppen and then purchased by Frank Stennett, a local grocer and owner of Stennet Bros. Grocery located at 1925 Queen Street East which has been listed on the Heritage Register.

The house features a gable with a front wall that curves out to meet the cornice over the roofline of the second floor. Below, the second storey is defined by two symmetrically-placed bay window openings (one of which has been converted into a door providing access to a small walk-out balcony). A full-width porch is supported by brick piers with wood columns. The floor deck of the porch has been partially removed. Most of the exterior has been over-clad in vinyl or aluminum siding.

The property at 1907 Queen Street East is part of a grouping of late-nineteenth-century residential buildings, including the heritage-listed Henry Hogarth Residence (1893) at 1903 Queen Street East, which survive along the south side of the street between Woodbine and Kippendavie Avenues. This collection of historic homes are joined immediately across the street by the heritage-listed Fire Hall No. 17 (1905) at 1904 Queen Street East. Together, these homes form a significant part of the early historical context of the surrounding neighbourhood.

Address: 2241 Queen Street East

Year Built: c. 1928



Description:

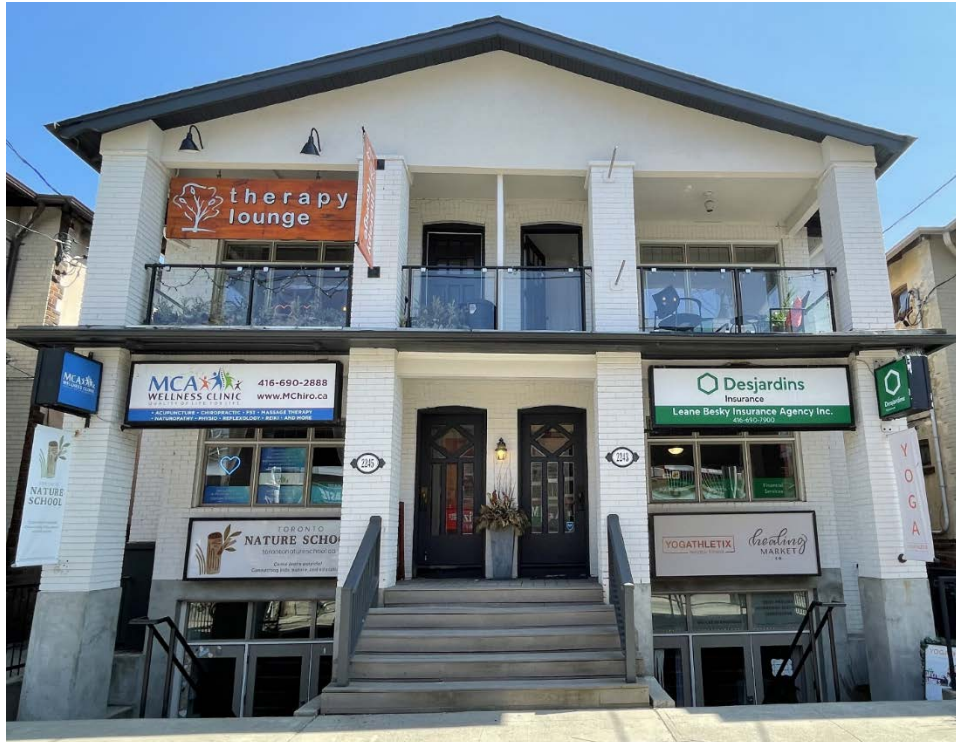
The Price Brothers' Single and Double Duplexes were designed as purpose built rentals to house two or four families respectively. They were built by Price Brothers Limited commencing in 1927 on or near the site of the former Scarborough Amusement Park. The houses were designed by Harry Stevens, a self-taught architect and employee of the company. Stevens designed the buildings so that they were all similar, save for slight variations in façade treatment. The Price Brothers' typology is generally defined by symmetrical, two-storey configurations, with brick-clad main structures fronted by stacked, stucco- or brick-clad porches, and hipped or gabled rooflines featuring exposed rafter tails reminiscent of the Spanish Colonial Revival and Craftsman styles.

The majority were constructed in clusters on north-south streets south of Queen Street East, with the exception of two small collections on the south side of Queen Street East. The collection at 2241-2247 Queen Street East form a significant part of the historic context of the surrounding neighbourhood.

Located on the south side of Queen Street East between Wineva and Hammersmith Avenues, 2241 Queen Street East is a good example of the Price Brothers' Double Duplex typology. This two-storey residential property exhibits several architectural features common to the Price Brothers' homes in the area, including a symmetrical front elevation clad in brick, a pair of stacked, arched, stucco-clad porches that span nearly the full width of main structure, and a hipped roofline with exposed rafter tails. Adding to the architectural integrity of this property, original wooden railings and window openings have been retained across both levels of the front porch.

Address: 2243 Queen Street East

Year Built: c. 1928



Description:

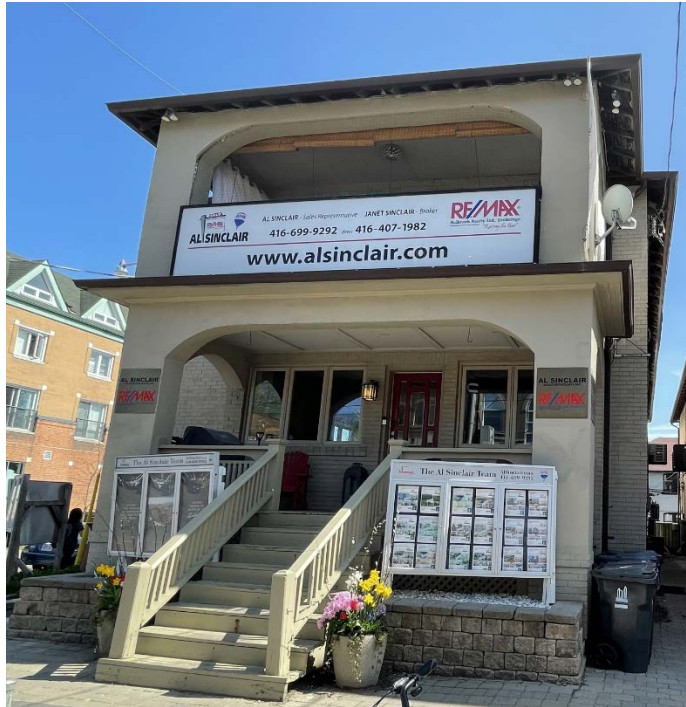
The Price Brothers' Single and Double Duplexes were designed as purpose built rentals to house two or four families respectively. They were built by Price Brothers Limited commencing in 1927 on or near the site of the former Scarborough Amusement Park. The houses were designed by Harry Stevens, a self-taught architect and employee of the company. Stevens designed the buildings so that they were all similar, save for slight variations in façade treatment. The Price Brothers' typology is generally defined by symmetrical, two-storey configurations, with brick-clad main structures fronted by stacked, stucco- or brick-clad porches, and hipped or gabled rooflines featuring exposed rafter tails reminiscent of the Spanish Colonial Revival and Craftsman styles.

The majority were constructed in clusters on north-south streets south of Queen Street East, with the exception of two small collections on the south side of Queen Street East. The collection at 2241-2247 Queen Street East form a significant part of the historic context of the surrounding neighbourhood.

Located on the south side of Queen Street East between Wineva and Hammersmith Avenues, 2243 Queen Street East is a good example of the Price Brothers' Double Duplex typology. This two-storey residential property exhibits several architectural features common to the Price Brothers' homes in the area, including a symmetrical front elevation clad in brick, a pair of stacked porches with brick-clad pillars spanning nearly the full width of main structure, and a gabled roofline with exposed rafter tails.

Address: 2247 Queen Street East

Year Built: c. 1928



Description:

The Price Brothers' Single and Double Duplexes were designed as purpose built rentals to house two or four families respectively. They were built by Price Brothers Limited commencing in 1927 on or near the site of the former Scarborough Amusement Park. The houses were designed by Harry Stevens, a self-taught architect and employee of the company. Stevens designed the buildings so that they were all similar, save for slight variations in façade treatment. The Price Brothers' typology is generally defined by symmetrical, two-storey configurations, with brick-clad main structures fronted by stacked, stucco- or brick-clad porches, and hipped or gabled rooflines featuring exposed rafter tails reminiscent of the Spanish Colonial Revival and Craftsman styles.

The majority were constructed in clusters on north-south streets south of Queen Street East, with the exception of two small collections on the south side of Queen Street East. The collection at 2241-2247 Queen Street East form a significant part of the historic context of the surrounding neighbourhood.

Located on the south side of Queen Street East between Wineva and Hammersmith Avenues, 2247 Queen Street East is a good example of the Price Brothers' Single Duplex typology. This two-storey residential property exhibits several architectural features common to the Price Brothers' homes in the area, including a symmetrical front elevation clad in brick, a pair of stacked, arched, stucco-clad porches that span nearly the full width of main structure, and a hipped roofline with exposed rafter tails. Adding to the architectural integrity of this property, original wooden railings remain on the first and second floors of the porch.

Archival Sources

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- Roger DuToit Architects. The Natural and Built Heritage of Queen Street East. 1987.
- Paul Warner. The Price Brothers and Building the Beach to be topic of upcoming online talk. Beach Metro, May 27, 2021