

94 Isabella Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: December 5, 2022

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: 13 - Toronto Centre

SUMMARY

This report recommends that City Council state its intention to designate the property at 94 Isabella Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

The property at 94 Isabella Street comprises a two-and-a-half-storey house-form building located on the north side of Isabella Street, west of Jarvis Street. Designed by Edmund Burke of the prominent architecture firm Langley & Burke, the house was constructed in c.1885 for Helen E. McMaster. The Queen Anne Revival-style residence later served as a private hospital, a rooming house, and a home for Jesuit priests. City Council included the subject property on the City of Toronto's Heritage Register in 1981.

Staff have completed the Research and Evaluation Report for the property at 94 Isabella Street and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, on the basis of its design/physical, historical/associative, and contextual values. As such, the property is a significant built heritage resource.

In May 2022, the City received Rezoning and Site Plan Approval applications for a proposed 69-storey mixed-use building having a gross floor area of 52,797 square metres and 837 dwelling units. The proposed development would incorporate the designated heritage property at 90-92 Isabella Street and the subject property at 94 Isabella Street into the base of the new development.

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. The Bill 108 Amendments to the Ontario Heritage Act came into force on July 1, 2021, which included a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

The City Clerk issued a complete application notice for the Official Plan and Zoning By-law Amendment on May 26, 2022. The property owner provided a waiver with a deadline of December 31, 2022 to extend the 90-day timeline so that this Notice of Intention to Designate report must be considered by City Council before that date.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. An HIA for the proposed development at 90a-94 Isabella Street was prepared by GBCA and submitted in May 2022.

Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council state its intention to designate the property at 94 Isabella Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 94 Isabella Street (Reasons for Designation) attached as Attachment 3 to the report, December 5, 2022, from the Chief Planner and Executive Director, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

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

DECISION HISTORY

City Council included the subject property on the City of Toronto's Heritage Register in 1981.

<https://secure.toronto.ca/HeritagePreservation/details.do?folderRsn=2434266&propertyRsn=229622>

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 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.ontario.ca/gov/heritage-tool-kit)

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 3.1.6 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 3.1.6.4 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 3.1.6.6 encourages the adaptive re-use of heritage properties while Policy 3.1.6.26 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>

COMMENTS

In May 2022, the City received Rezoning and Site Plan Approval applications for a proposed 69-storey mixed-use building having a gross floor area of 52,797 square metres and 837 dwelling units. The proposed development would incorporate the subject property at 94 Isabella Street and the adjacent property at 90-92 Isabella Street into the base of the new development. Should the proposed development be supported by the City, staff will prepare an alterations report under Section 33 of the Ontario Heritage Act.

The property at 90-92 Isabella Street, located immediately west of the subject property, was designated under Part IV of the Ontario Heritage Act in 1978.

At its meeting on December 5, 2022, the Toronto Preservation Board requested staff to look at the stained glass window at the southeast corner of the subject property and consider it for inclusion in the heritage attributes. Staff have determined it is original and reflects the Queen Anne Revival Style, and have revised the heritage attributes accordingly.

94 Isabella Street

Research and Evaluation according to Ontario Regulation 9/06

While the research and evaluation of the property referenced above is, in staff's determination, sufficient to support the designation of the property at 94 Isabella Street, it should be noted that new and additional relevant information on the subject property further expanding on its cultural heritage value following community input and additional access to archival records may be incorporated in the final version of a Part IV designation by-law.



Figure 1: 94 Isabella Street, 2022 (Heritage Planning).

1. DESCRIPTION

94 Isabella Street - Helen E. McMaster House	
ADDRESS	94 Isabella Street
WARD	Toronto Centre - Ward 13
LEGAL DESCRIPTION	CON 1 FB PT PARK LOT 6
NEIGHBOURHOOD/COMMUNITY	Jarvis Street Corridor
HISTORICAL NAME	Mrs. H. McMaster House
CONSTRUCTION DATE	c.1885
ORIGINAL OWNER	Helen E. McMaster
ORIGINAL USE	Single-family residence
CURRENT USE	Multi-unit residence
ARCHITECT/BUILDER/DESIGNER	Langley & Burke
DESIGN/CONSTRUCTION/MATERIALS	Brick

ARCHITECTURAL STYLE	Queen Anne Revival
ADDITIONS/ALTERATIONS	1983: interior alterations for monastical use by William Larkin
CRITERIA	Design/physical, historical/associative, contextual
HERITAGE STATUS	Included on the Heritage Register
RECORDER	Heritage Planning: Tatum Taylor Chaubal
REPORT DATE	November 2022

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture, and context of the property at 94 Isabella 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. 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. The application of the criteria is found in Section 3 (Evaluation Checklist). The results of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statement of Significance is contained in Attachment 3.

i. HISTORICAL TIMELINE

Key Date	Historical Event
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
1793	John Graves Simcoe, Lieutenant Governor of Upper Canada, established the Town of York as Upper Canada's capital.
1884-1885	Architects Langley & Burke prepared drawings for the subject property, a house for Mrs. Helen E. McMaster.
1890-1913	The subject property first appeared in the municipal directory, and remained listed as the home of Mrs. Helen E. McMaster through the 1913 directory.
1919	Beginning with the 1919 municipal directory, Mrs. Jessie Urquhart was the listed occupant at the subject property. From 1925 to 1942, directories indicate the property's use as Isabella Hospital, with Urquhart acting as superintendent and living next door.
1982-1983	Architect William Larkin prepared drawings for converting the building into a "monastery" for the Jesuit Fathers of Upper Canada.

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties, which are the basis for determining "Historical and Associative Value" according to O. Reg. 9/06 Criteria.

In 1884, Mrs. Helen E. McMaster engaged the architecture firm of Langley & Burke to design her new residence at 94 Isabella Street, which was constructed in c.1885. McMaster was the widow of Arthur R. McMaster, nephew of politician and banker William McMaster; her husband had grown his family's wholesale dry goods business as A.R. McMaster & Bro. in the 1860s and 1870s. The fine buildings he commissioned reflected the degree of his success. In 1870-71, Arthur R. McMaster hired William Irving to design an elaborate Second Empire-style factory building for his company at Yonge and Front streets. He had previously engaged Langley & Burke to design the family's house at 515 Jarvis Street in 1867-68. Later bought by Hart Massey and called Euclid Hall, the building is now commonly known as the Keg Mansion. After Arthur R. McMaster died in 1881, his funeral took place in the house on Jarvis Street, attended by many respected members of society.

Angela Carr, who has published a monograph on Edmund Burke of Langley & Burke, has stated that, "a long-time protégé of the McMaster family, Burke is likely to have supervised" the design of Helen E. McMaster's house on Isabella Street.¹ Burke was a prolific and influential architect in Toronto, known for his versatility and application of new building technologies. Noted especially for its second-storey cladding in cut shingle – "an economical material, which once set in mortar complied with city by-laws" – the house at 94 Isabella Street was, according to Carr, "one of the earliest examples of its type in the city, and its shingle motif soon became standard for many suburban districts like the Annex to the north and west of the city core."² In a number of their commissions at the time, Langley & Burke were heavily influenced by British architect Richard Norman Shaw, who popularized the Queen Anne Revival style. This style was reflected in other homes that arose in the vicinity of Jarvis Street, including the c.1888 semi-detached residences next door at 90-92 Isabella Street. McMaster remained at her residence at 94 Isabella Street until c.1911.

Beginning at the time of the 1919 municipal directory, Mrs. Jessie Urquhart was the listed occupant of 94 Isabella Street. Though little documentation of Urquhart has been found, directories in the mid-1930s identify her as the widow of Alex S. Urquhart. From 1925 to 1942, directories indicate the property's use as Isabella Hospital, with Jessie Urquhart working as superintendent and living next door at 92 Isabella Street. The hospital appears in newspaper birth notices and obituaries throughout this period. The Directory of Hospitals in Canada from 1939 lists the Isabella Hospital as a private institution with 10 adult beds and 3 bassinets. By the time of the 1943 directory, the building was evidently being used as a rooming house, still overseen by Urquhart until at least the late 1940s.

¹ Andrea Carr, *Toronto Architect: Edmund Burke*, McGill-Queen's University Press, 1995: 56.

² Carr: 56-57.

The property remained a rooming house through the 1950s and 1960s, and by the mid-1970s served as apartments. In 1982-1983, architect William Larkin prepared drawings to convert the building into a "monastery" where members of the Jesuit Fathers of Upper Canada would reside. A letter from Larkin to the Department of Buildings in 1982 indicates that the Jesuits had recently acquired both the subject property and a building at 18 Dundonald Street, and that at the time of purchase, 94 Isabella Street contained 33 dwelling rooms. Larkin's renovation would allow for occupation by 19 priests. By the early 1990s, 94 Isabella Street was identified in directories as the Pedro Arrupe House of Priests. Arrupe, an influential Spanish priest, was the Superior-General of the international Jesuit Order from 1965 until he suffered a stroke in 1981; he died in 1991. Named for him, the subject property has remained a community residence for Jesuit priests until the present time. According to a directory from the Archdiocese of Toronto, as of 2021 the Arrupe House was one of approximately a dozen residences in Toronto associated with the Jesuits of Canada. Apart from the 1980s interventions, which were generally limited to the interior, alterations have included the removal of a small verandah on the east elevation, and the replacement of the steps to the entry on the west elevation. The property remains legible as an intact example of Queen Anne Revival-style residential architecture.

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.

The subject property at 94 Isabella Street consists of a house-form building located on the north side of Isabella Street, west of Jarvis Street. The building measures two-and-a-half storeys with a raised basement constructed in rusticated stone, red brick at the first storey, and shingled cladding at the second storey on the south (primary) elevation, wrapping around to the sides. Set back behind a landscaped lawn with a short gate, the building lacks a primary entry on the front elevation and is instead accessed by a door on the west elevation.

The building's design represents the Queen Anne Revival style. Characterized by an eclectic and picturesque application of varied historical influences, the style originated in the 1860s in England and by the 1880s had grown popular within Canadian residential architecture. Key stylistic components of the subject property's design include the asymmetrical composition of each of its elevations, the irregular roofline featuring gables and corbelled brick chimneys, and the varied textures of its material palette. Details on the south elevation include brick and stone banding above the foundation, a bay window at the first storey, and two gabled dormer windows featuring wood brackets and bargeboards. The entry on the west elevation features a panelled wooden door with a sidelight and transom window, and an arched brick surround. Additional details on this side elevation, visible from an alleyway alongside the house, include a window with an arched, leaded glass transom framed in splayed brick, additional arched windows with brick window hoods, an oriel window above the entry with wood details, and two brick chimneys.

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.

Following the initial subdivision of Toronto's Park Lots in the 1840s, surveyor and architect John G. Howard laid out Jarvis Street as a residential avenue, with increasingly large lots moving northward towards Bloor Street. Prominent Toronto families, including the McMasters at the subject property, commissioned fine homes in the area. Located on Isabella Street in the block west of Jarvis Street, the Helen E. McMaster House is one of a number of remaining nineteenth-century residences in the vicinity. Representing the popular residential styles of the time, including Queen Anne Revival style at the subject property and at the properties to the immediate west, these remaining house-form buildings are characterized by fine architectural detailing and deeper landscaped setbacks. Later layers of development in the area include early-twentieth-century multi-unit residences/low-rise apartment buildings, and mid-to-late-twentieth-century mid- and high-rise residential buildings.

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's Heritage Register. There are three categories for a total of nine criteria under O. Reg 9/06. 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.

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

DESIGN OR PHYSICAL VALUE

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

The property is a rare, unique, representative or early example of a style, type, expression, material or construction method

Constructed in 1884-1885, the Helen E. McMaster House is an intact, representative example of a Queen Anne Revival-style residence. Characterized by an eclectic and picturesque application of varied historical influences, the style originated in the 1860s in England and by the 1880s had grown popular within Canadian residential architecture. Key stylistic components of the subject property's design include the

asymmetrical composition of its elevations, the irregular roofline featuring gables and corbelled brick chimneys, the varied textures of its material palette, oriel and bay windows, and details such as wood brackets and bargeboards.

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	✓

The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The property demonstrates the work of Edmund Burke (1850-1919), of the architectural firm of Langley & Burke. Burke was a prolific and influential architect in Toronto, known for his versatility and application of new building technologies. Noted for its Queen Anne Revival-style design and precedential use of shingled cladding, the Helen E. McMaster House reflects Burke's approach to prominent residential commissions in the late nineteenth century.

CONTEXTUAL VALUE

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

The property is important in defining, maintaining or supporting the character of an area

The property is important in maintaining and supporting the character of the area along Isabella Street and continuing along Jarvis Street. Representing the popular residential styles of the time, including Queen Anne Revival style at 94 Isabella Street and at the properties to the immediate west, these remaining house-form buildings are characterized by fine architectural detailing and deeper landscaped setbacks, as seen at the subject property.

The property is physically, functionally, visually or historically linked to its surroundings

The property is also visually and historically linked to its surroundings. Along with the adjacent designated properties at 90-92 Isabella Street, and a number of properties in the vicinity along Jarvis Street, the subject property contributes to a layer of built fabric reflecting the area's early development for the residences of prominent Torontonians.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 94 Isabella Street and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage, on the basis of its design/physical, historical/associative, and contextual values. As such, the property is a significant built heritage resource.

Constructed in 1884-1885, the Helen E. McMaster House is an intact, representative example of a Queen Anne Revival-style residence that demonstrates the work of Edmund Burke (1850-1919), of the architectural firm of Langley & Burke. The property is also visually and historically linked to its surroundings. Along with the adjacent designated properties at 90-92 Isabella Street, and a number of properties in the vicinity along Jarvis Street, the subject property contributes to a layer of built fabric reflecting the area's early development for the residences of prominent Torontonians.

The Statement of Significance (Attachment 3) for 94 Isabella Street comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation)

94 ISABELLA STREET

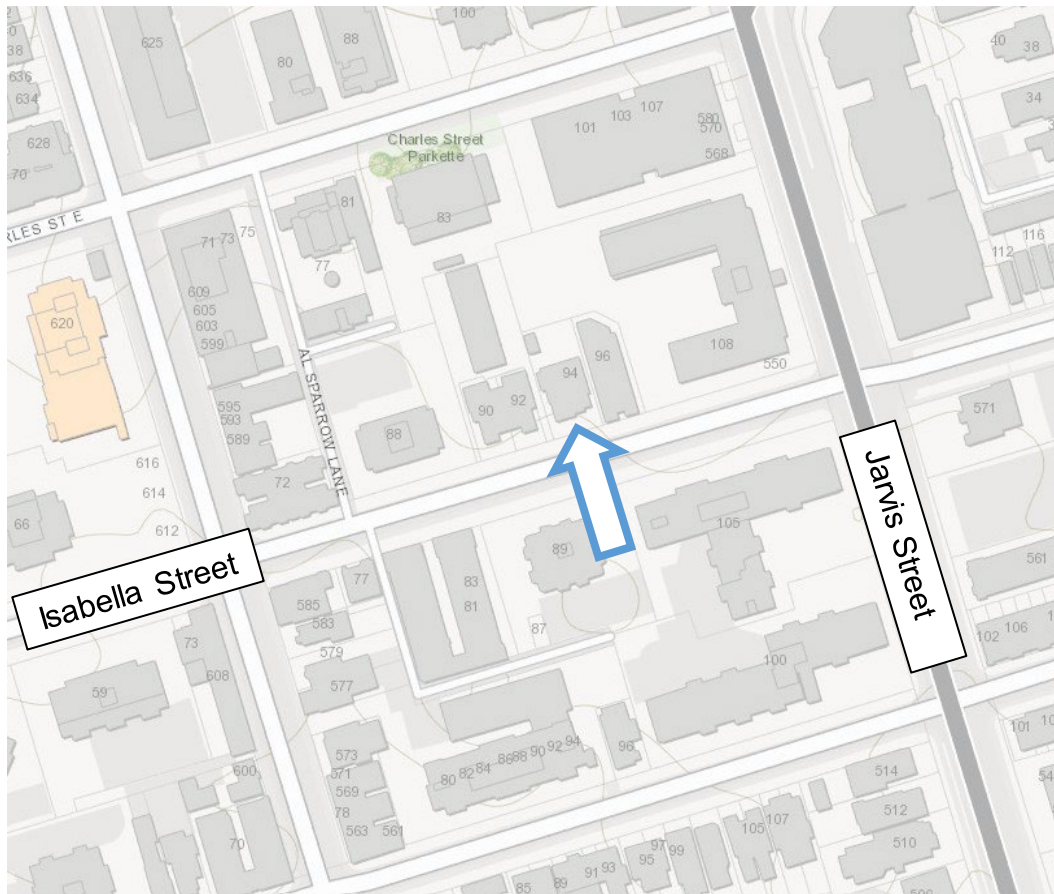


Figure 2: Location 94 Isabella Street, indicated by the arrow. Note: This location map is for information purposes only; the exact boundaries of the property are not shown. North is located at the top of the map. (City of Toronto mapping.)



Figure 3: 1889 Goad's Atlas of the City of Toronto; location of 94 Isabella Street indicated by the arrow.

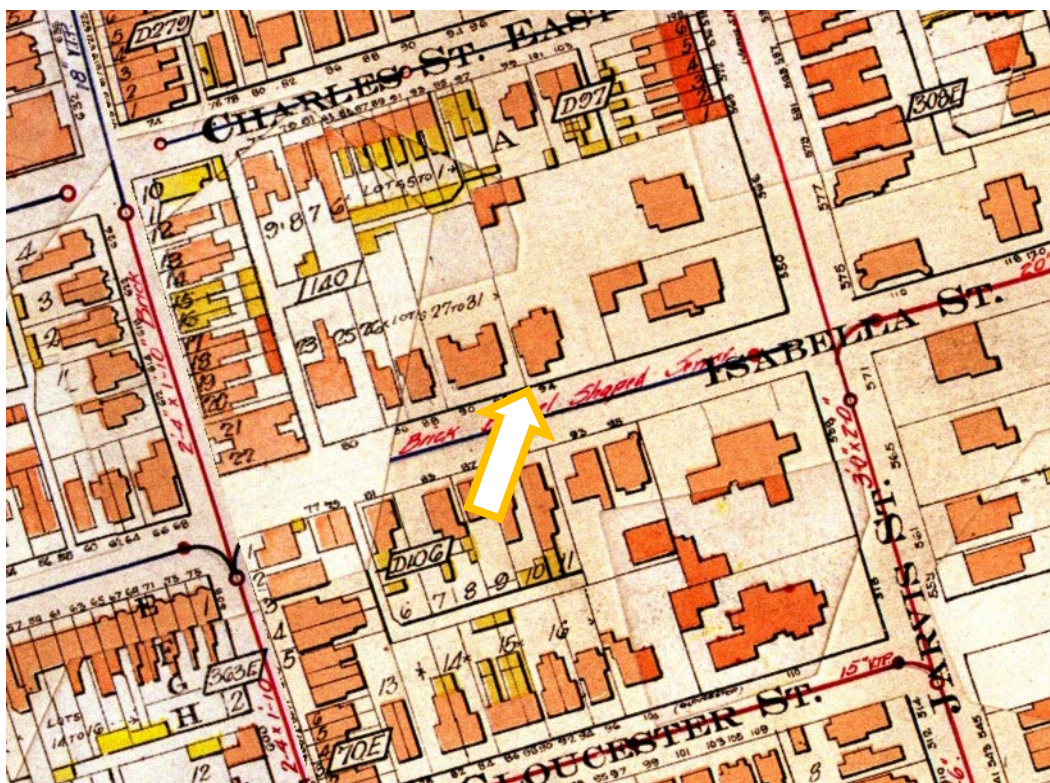


Figure 4: 1924 Goad's Atlas of the City of Toronto; location of 94 Isabella Street indicated by the arrow.



Figure 5: 1954 aerial photograph; location of 94 Isabella Street indicated by the arrow.



Figure 6: 1965 aerial photograph; location of 94 Isabella Street indicated by the arrow.



Figure 7: 2005 aerial photograph; location of 94 Isabella Street indicated by the arrow.



Figure 8: 2021 aerial photograph; location of 94 Isabella Street indicated by the arrow.



Figure 9: South elevation of 94 Isabella Street in context; 92 Isabella Street visible at left (Heritage Planning, 2022).



Figure 10: South elevation of 94 Isabella Street (Heritage Planning 2022).



Figure 11: Toronto Historical Board plaque at 94 Isabella Street (Heritage Planning, 2022).

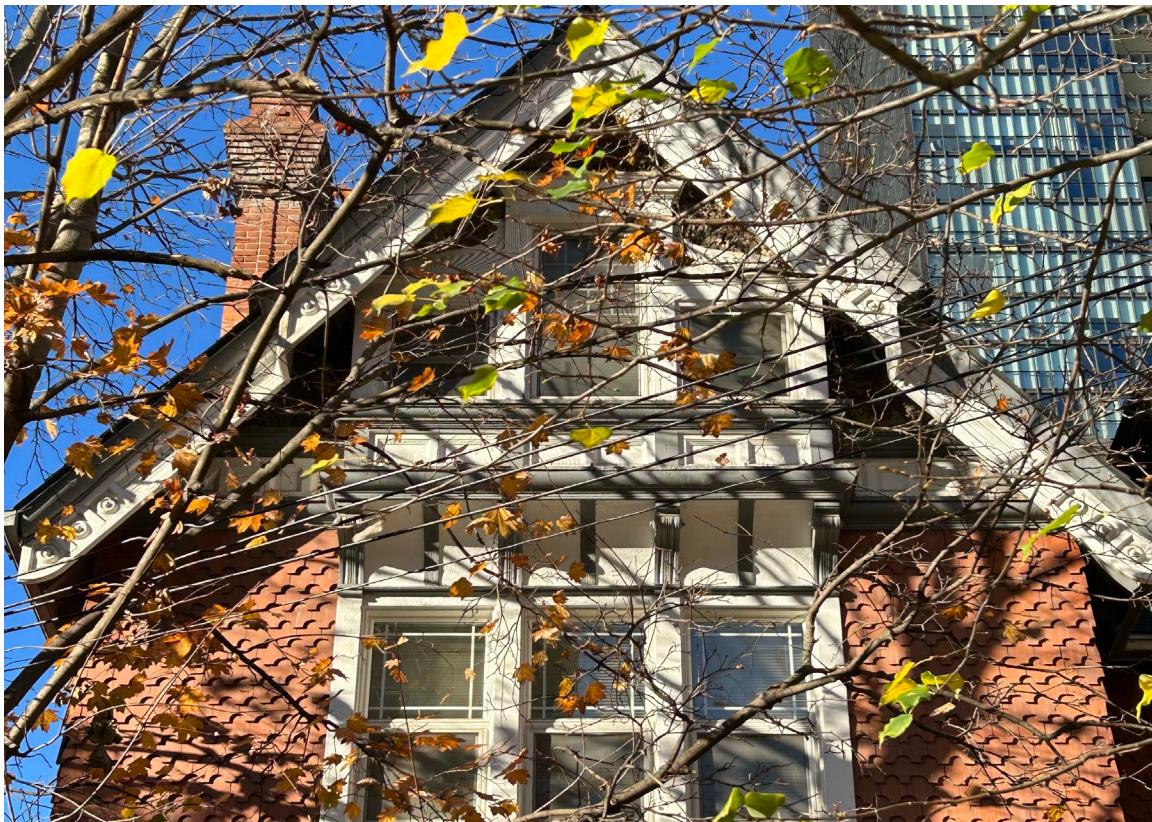


Figure 12: Details of south elevation at 94 Isabella Street (Heritage Planning, 2022).



Figure 13: Primary entry on west elevation of 94 Isabella Street (Heritage Planning, 2022).



Figure 14: Corbelled brick chimney on west elevation of 94 Isabella Street (Heritage Planning, 2022).



Figure 15: North (rear) and west elevations of 94 Isabella Street (Heritage Planning, 2022).

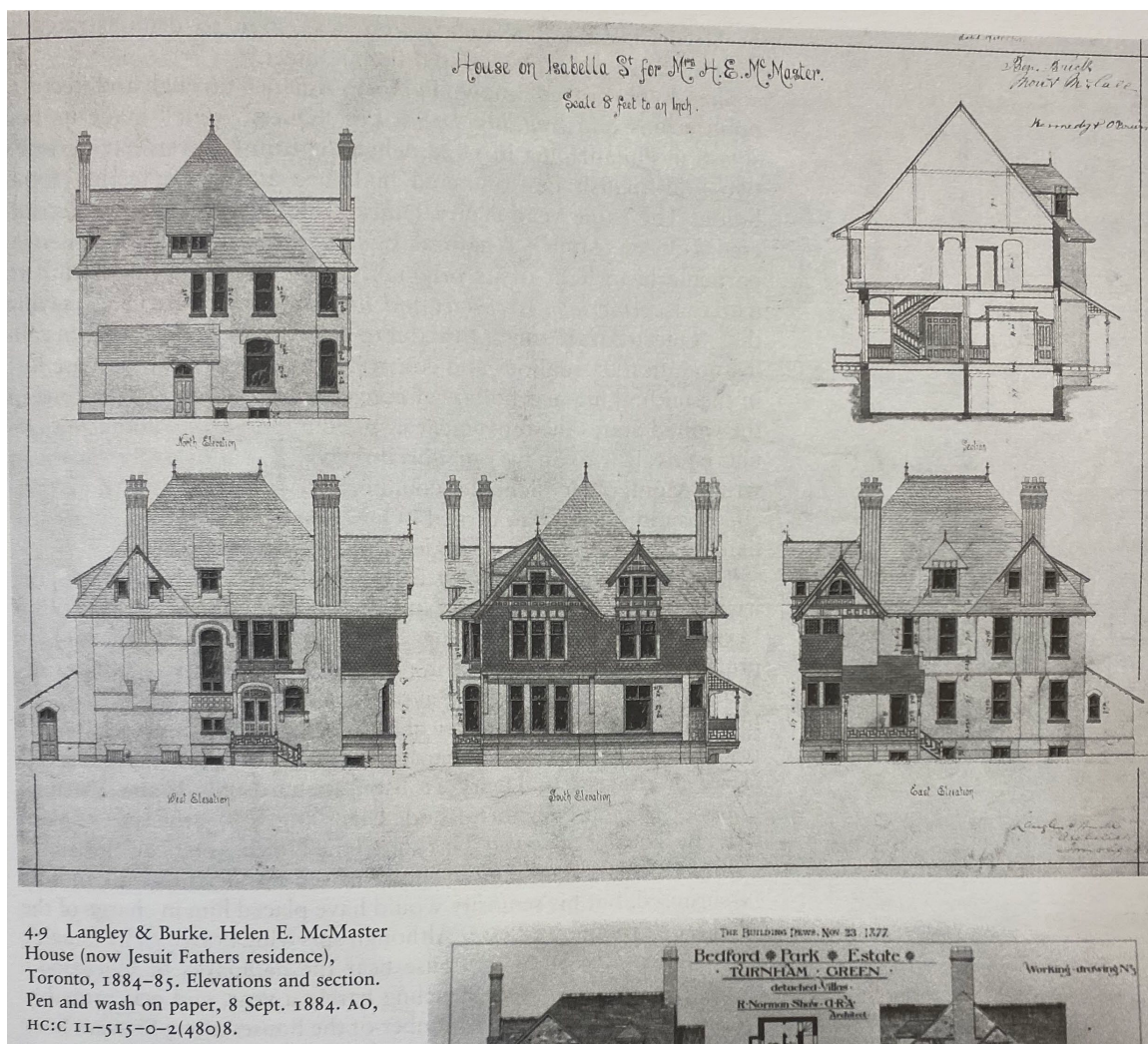


Figure 16: Plans by Langley & Burke for the Mrs. Helen E. McMaster House, 1884 (Published in: Andrea Carr, *Toronto Architect: Edmund Burke*, McGill-Queen's University Press, 1995.)

94 ISABELLA STREET**Archival Sources**

- Aerial photographs, City of Toronto mapping, 1939, 1954, 1965, 1978, 2005, 2015, 2020
- Boulton Atlas of the City of Toronto and Vicinity, 1858.
- City of Toronto Building Records, Building Permits for 94 Isabella Street
- Goad's Atlas of the City of Toronto, 1880, 1889, 1903, 1913, 1924.
- Toronto City Directories, 1850-1969 (<https://www.torontopubliclibrary.ca/history-genealogy/lh-digital-city-directories.jsp>), 1970-2000 (Toronto Reference Library).

Secondary Sources

- Andrea Carr, *Toronto Architect: Edmund Burke*, McGill-Queen's University Press, 1995.
- "Burke, Edmund," Biographical Dictionary of Architects in Canada: <http://www.dictionarhofarchitectsincanada.org/node/1678>
- GBCA, "Heritage Impact Assessment for 90a-94 Isabella Street," 24 May 2022.
- "Institutes of Consecrated Life: Religious Orders of Men," Archdiocese of Toronto, July 2021 <https://www.archtoronto.org/siteassets/media/offices--ministries/administrative-offices/spiritual-affairs/files/orderhierarchymen-july2021.pdf>
- "Irving, William," Biographical Dictionary of Architects in Canada: <http://www.dictionarhofarchitectsincanada.org/node/107>

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

ATTACHMENT 3

**HELEN E. McMASTER HOUSE
94 ISABELLA STREET**

The property at 94 Isabella 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 the categories of design/physical value, historical/associative value, and contextual value.

Description

The subject property at 94 Isabella Street consists of a house-form building located on the north side of Isabella Street, west of Jarvis Street. The building measures two-and-a-half storeys with a raised basement constructed in rusticated stone, red brick at the first storey, and shingled cladding at the second storey on the south (primary) elevation, wrapping around to the sides. Set back behind a landscaped lawn with a short gate, the building lacks a primary entry on the front elevation and is instead accessed by a door on the west elevation.

The building's design represents the Queen Anne Revival style. Characterized by an eclectic and picturesque application of varied historical influences, the style originated in the 1860s in England and by the 1880s had grown popular within Canadian residential architecture. Key stylistic components of the subject property's design include the asymmetrical composition of each of its elevations, the irregular roofline featuring gables and corbelled brick chimneys, and the varied textures of its material palette.

Along with the adjacent designated properties at 90-92 Isabella Street, and a number of properties in the vicinity along Jarvis Street, the subject property contributes to a layer of built fabric reflecting the area's early development for the residences of prominent Torontonians.

The Helen E. McMaster House was listed on the City of Toronto's Heritage Register in 1981.

Statement of Cultural Heritage Value

Constructed in 1884-1885, the Helen E. McMaster House is an intact, representative example of a Queen Anne Revival-style residence. Characterized by an eclectic and picturesque application of varied historical influences, the style originated in the 1860s in England and by the 1880s had grown popular within Canadian residential architecture. Key stylistic components of the subject property's design include the asymmetrical composition of its elevations, the irregular roofline featuring gables and corbelled brick chimneys, the varied textures of its material palette, oriel and bay windows, and details such as wood brackets and bargeboards.

The property demonstrates the work of Edmund Burke (1850-1919), of the architectural firm of Langley & Burke. Burke was a prolific and influential architect in Toronto, known for his versatility and application of new building technologies. Noted for its Queen Anne Revival-style design and precedential use of shingled cladding, the Helen E. McMaster House reflects Burke's approach to prominent residential commissions in the late nineteenth century.

The property is important in maintaining and supporting the character of the area along Isabella Street and continuing along Jarvis Street. Representing the popular residential styles of the time, including Queen Anne Revival style at 94 Isabella Street and at the properties to the immediate west, these remaining house-form buildings are characterized by fine architectural detailing and deeper landscaped setbacks, as seen at the subject property. The property is also visually and historically linked to its surroundings. Along with the adjacent designated properties at 90-92 Isabella Street, and a number of properties in the vicinity along Jarvis Street, the subject property contributes to a layer of built fabric reflecting the area's early development for the residences of prominent Torontonians.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 94 Isabella Street as a representative example of a Queen Anne Revival-style residence:

- The scale, form, and massing of the property as a two-and-a-half-storey house-form building
- The property's richly textured material palette, including rusticated stone at the foundation, red brick at the first storey, and shingled cladding at the second storey on the south (primary) elevation, wrapping around to the sides
- The south, west, east, and north walls with their asymmetrical composition, characteristic of the Queen Anne Revival style
- The irregular roofline featuring gables and corbelled brick chimneys
- The variety of fenestration, characteristic of the Queen Anne Revival Style, including a bay window on the south elevation, dormer windows including gabled dormers on the south elevation, a curved stained glass window on the east elevation, an oriel window on the west elevation, and arched transom windows on the west elevation
- Additional architectural details including wood brackets and bargeboards, arched brick around multiple door and window openings, and decorative brick and stone banding

Historic and Associative Value

The following heritage attributes contribute to the cultural heritage value of the property at 94 Isabella Street as a demonstration of the work of architect Edmund Burke:

- The scale, form, and massing of the property as a two-and-a-half-storey house-form building

- The property's richly textured material palette, including rusticated stone at the foundation, red brick at the first storey, and shingled cladding at the second storey on the south (primary) elevation, wrapping around to the sides
- The south, west, east, and north walls with their asymmetrical composition, characteristic of the Queen Anne Revival style
- The irregular roofline featuring gables and corbelled brick chimneys
- The variety of fenestration, characteristic of the Queen Anne Revival Style, including a bay window on the south elevation, dormer windows including gabled dormers on the south elevation, an oriel window on the west elevation, and arched transom windows on the west elevation
- Additional architectural details including wood brackets and bargeboards, arched brick around multiple door and window openings, and decorative brick and stone banding

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 94 Isabella Street as an important part of the area's nineteenth-century residential layer:

- The property's siting and orientation on the north side of Isabella Street, west of Jarvis Street
- The property's deeper landscaped setback with a gated lawn facing Isabella Street
- The scale, form, and massing of the property as a two-and-a-half-storey house-form building
- The property's richly textured material palette, including rusticated stone at the foundation, red brick at the first storey, and shingled cladding at the second storey on the south (primary) elevation, wrapping around to the sides