

## **Demolition of Heritage Properties with Conditions - 938, 944 and 950 King Street West and 95, 97 and 99 Strachan Avenue**

**Date:** December 22, 2023

**To:** Toronto Preservation Board

Toronto and East York Community Council

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

**Wards:** Ward 10 - Spadina-Fort York

### **SUMMARY**

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This report recommends that City Council approve the demolition of the designated heritage properties at 938-950 King Street West and 95-99 Strachan Avenue under Section 34(1)2 of the Ontario Heritage Act on condition that the replacement structure be designed and constructed in accordance with the approved plans and drawings referenced in this report. The subject properties are all designated under Part IV of the Ontario Heritage Act.

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue comprise four two-and-a-half storey semi-detached townhouses (938-944 King Street West), a three-storey building (950 King Street West), and three three-and-a-half storey attached townhouses (95-99 Strachan Avenue). All of the buildings on the properties are designed in the Queen Anne Revival and Richardsonian Romanesque styles by the architect Frederick Henry Herbert (1865-1914) and have been known for many years as the Palace Arms.

In March 2021 City Council granted approval for alterations to these buildings in connection with the construction of a fourteen-storey mixed use building. This scheme included the retention of the front façades of these buildings which were proposed to be restored and incorporated into the new building.

Unfortunately, following the removal of paint from the exterior of the buildings at 938-950 King Street West and 95-99 Strachan Avenue, it was discovered that the masonry was in a very poor condition that would not withstand the approved conservation strategy or allow for the meaningful retention of these heritage resources. As such, the applicant has revised their approach to the heritage properties and now proposes to demolish the buildings and salvage reusable materials.

Staff have carefully reviewed condition assessments for the property and accept the conclusion that conservation is no longer an option within the approved application. To mitigate the impact of the loss of these significant heritage resources, the applicant proposes to replicate the original facades using salvaged materials where possible, resulting in the commemoration, not conservation, of the historic buildings. Staff recommend that several conditions be attached to the demolitions, should Council allow the buildings to be taken down.

The setbacks, step-backs and detailing of the proposed new 14-storey building would remain as previously approved and the revised plan fits within the approved zoning envelope.

## **RECOMMENDATIONS**

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

1. City Council approve the demolition of the designated buildings at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue in accordance with Section 34(1)2 of the Ontario Heritage Act, as part of a reconstruction strategy for the site with such demolition and reconstruction being substantially in accordance with plans and drawings prepared by Sweeney and Co. Architects and submitted in conjunction with the Reconstruction Plan, dated December 8, 2023, prepared by Giaimo Architects Inc., and on file with the Senior Manager, Heritage Planning, and subject to the following additional conditions:

a. That prior to final Site Plan approval for the development contemplated for 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Reconstruction Plan, dated December 8, 2023, prepared by Giaimo Architects Inc. to the satisfaction of the Senior Manager, Heritage Planning.

2. Implement a Heritage Lighting Plan that is substantially in accordance with the Lighting Plan within the Reconstruction Plan, dated December 8, 2023, prepared by Giaimo Architects Inc. to the satisfaction of the Senior Manager Heritage Planning

3. Implement a Signage Plan that is substantially in accordance with the Signage Plan within the Reconstruction Plan, dated December 8, 2023, prepared by Giaimo Architects Inc. to the satisfaction of the Senior Manager, Heritage Planning.

4. Implement an Interpretation Plan that is substantially in accordance with the Interpretation Plan within the Reconstruction Plan, dated December 8,

2023, prepared by Giaimo Architects Inc. to the satisfaction of the Senior Manager, Heritage Planning.

b. That prior to the issuance of any permit for all or any part of the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject properties, such Zoning By-law Amendment to have come into full force and effect.
2. Have entered into an amendment to the Heritage Easement Agreement registered as Instrument No. AT6219551 to the satisfaction of the Senior Manager, Heritage Planning.
3. Provide building permit drawings, including notes and specifications for the reconstruction keyed to the approved Reconstruction Plan, dated December 8, 2023, prepared by Giaimo Architects Inc. including a detailed description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.
4. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning to secure all the reconstruction and interpretation work included in the approved Reconstruction Plan, dated December 8, 2023, prepared by Giaimo Architects Inc.
5. Provide full documentation of the existing heritage properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a memory stick in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to the release of the Letter of Credit required in Recommendation 1.b.4, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required reconstruction work and the required interpretive work has been completed in accordance with the Reconstruction Plan, dated December 8, 2023, prepared by Giaimo Architects Inc. and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

2. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement to secure the conditions noted above in a manner and with content satisfactory to the Chief Planner and Executive Director, City Planning and the Senior Manager, Heritage Planning.

## **FINANCIAL IMPACT**

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

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## **DECISION HISTORY**

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City Council included the properties located at 938-944 King Street West on the City's original Heritage Inventory on June 20, 1973.

City Council included the property located at 950 King Street West on City's Heritage Inventory on March 5, 1984.

City Council included the properties located at 95-97-99 Strachan Avenue City's Heritage Inventory on March 5, 1984.

At its meeting of March 10, 2021 City Council City Council adopted Item TE23.20.

- City Council gave notice of its intention to designate the properties at 938-950 King Street West and 95-99 Strachan Avenue under Part IV, Section 29 of the Ontario Heritage Act.
- Subsequently, Council approved alterations to these properties under Section 33 of the Ontario Heritage Act in connection with the construction of a fourteen-storey mixed use building; and
- Granted authority for the City to enter into a Heritage Easement Agreement for the heritage properties.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.TE23.20>

## **BACKGROUND**

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### **Heritage Properties**

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are designated under Part IV, Section 29 of the Ontario Heritage Act and are

938-950 King St W, 95-99 Strachan Ave - Demolition

known as The Palace Arms. They are valued as representative examples of the Queen Anne Revival and Richardsonian Romanesque styles of architecture. They have historical and associative value for their association with the acclaimed Toronto architect Frederick Henry Herbert (1865-1914) and for their continued association with The Palace Hotel and Tavern, which sustained operation in some form for over 100 years. They also have contextual value as they make an important contribution to the historic character of the surrounding area, which was once the centre of a thriving working-class neighbourhood. With their prominent position at the corner of King Street West and Strachan Avenue for over 100 years and their important relationship to the community, the subject properties are local landmarks and are physically, functionally, visually, and historically linked to their surroundings.

### **Approved Development Proposal**

In March 2021 City Council approved alterations to the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue in connection with the construction of a fourteen-storey mixed use building that was approved at the Ontario Land Tribunal in July 2022. This approval included the conservation of the front facades of the heritage buildings and the return walls on the north and east to a depth of four and a half metres. The massing of the new building was proposed to be stepped back by four and a half metres with a chamfered corner that was stepped back by seven metres to give visual prominence to the rounded corner turret. The retained historic facades were to be restored with some alterations to window and openings.

### **Revised Development Proposal**

Subsequent to Council approval for the alterations, a Condition Assessment was undertaken by Giaimo Architects Inc. dated June 2, 2023. The assessment notes that the removal of the paint from the exterior of the buildings revealed the masonry to be in a very poor condition because of "paint, power washing, poor and incompatible mortar replacement, and neglect" and that most of the bricks are spalling, cracked and/or damaged. The assessment goes on to explain that two types of face brick were used in the façade. One is solid and the other cored. "The solid brick is not suitable for turning as the rear face of the brick is not as finely formed as the original face and has softer edges and corners. Additionally, the cored brick is crumbly and has lines on the back face and cannot be turned. Moreover, an approximately 40% breakage rate was observed on bricks that were removed from the walls". As such the assessment concludes that the "overwhelming majority of face brick" is damaged and is not suitable for re-use and that less than 5% of the bricks are intact.

Consequently, the conservation of the front facades of the former Palace Arms is no longer proposed within the development and the applicant is seeking approval to demolish the buildings and salvage any usable heritage fabric. To mitigate the impact of the loss of the heritage buildings the applicant is proposing to reconstruct the facades with new materials, using the salvaged material where possible. The replication would reflect the appearance of the facades as approved under the Planning Act with the following specifications:

- Document the existing buildings
- Dismantle the facades so that materials can be salvaged (stone and metal elements) for re-use
- Construct replicas of the original facades with their four and a half storey return walls to the east using new modern clay brick and mortar that matches the appearance of the original brick's dimensions, appearance, detailing and masonry bond
- Reconstruct prominent heritage attributes including the short masonry walls in the arch by the principal entrance along King Street West
- Salvage, restore and reinstate stone masonry, the two remaining stained-glass windows and pressed metal and wood detailing, where possible
- Construct a new fourteen-storey mixed use building with the same setbacks, stepbacks and appearance as previously approved
- Install new wood windows and new doors as previously approved that include some alterations to meet OBC requirements and to provide universal access
- Reconstruct the masonry chimneys, roof structure and slate roof as previously approved
- Reconstruct the former entrance at the southwest corner with a door and transom that provide a contemporary interpretation of a traditional entrance to a building of the style and period of the original Palace Arms.

## **Heritage Planning Policy Framework**

### **Official Plan**

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.6.4: "Properties on the 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."

3.1.6.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.6.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.6.24: "Heritage Impact Assessment will be required for the proposed demolition of a property on the Heritage Register. Where demolition of a property adjacent to a property on the Heritage Register is proposed, the City may require a study on the implications of the demolition on the structural integrity of the property on the Heritage Register."

The City of Toronto Official Plan can be found here:

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

## **Standards and Guidelines**

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9), the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:

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

## **COMMENTS**

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Following review of the Condition Assessment, Heritage Planning staff explored with the applicant several potential alternative conservation strategies for this site that staff hoped would allow for the conservation of parts of the façades of the buildings at the Palace Arms site. These included:

- The retention and selective replacement of bricks

This approach was not pursued as it would have resulted in the replacement of almost all the existing bricks and the historic authenticity of the remaining structure would be almost the same as the proposed reconstruction.

- The removal of the outer brick wythe

This was not considered appropriate as the inner wythe is buff brick so could not replicate the original appearance of the facades.

- Turning the outer wythe brick around

This was not considered appropriate as the bricks were found to be in a poor condition and/or their rear face did not match the front. As such they were therefore unsuitable for turning.

- Retaining and repainting the existing masonry

This was not considered appropriate as it would not solve the existing issues with respect to the poor condition of the masonry nor would it represent a restoration of the original facades. The existing masonry would also not withstand construction vibration if left in situ.

Following extensive exploratory work, Giaimo Architects Inc. concluded that less than 5% of the existing bricks are intact. While the demolition/dismantling of a heritage building is regrettable, staff agree with the applicant's heritage consultant that the condition of the masonry does not allow for sufficient retention of original material and would not represent a meaningful conservation treatment of the Palace Arms facades.

To mitigate the impact of the loss of this landmark building and significant heritage resource it is proposed to reconstruct a replica of the facades of the original Palace Arms building, using salvaged materials where possible. The reconstruction of an entire historic place is not considered conservation according to Standard 14 of the Standards and Guidelines. The proposed reconstruction would represent a commemoration of the Palace Arms which, in this case, is the only viable option for the development to continue. However, the setbacks, step backs and detailing of the proposed new fourteen-storey mixed use building would be the same as that approved in 2021 with some minor changes to reflect Building Code requirements.

## **CONCLUSION**

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The condition of the masonry of the former Palace Arms building at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue does not allow for the conservation of this significant heritage resource in a way that would ensure that the integrity of its cultural heritage value and attributes would be retained. As such, conservation is not possible in accordance with the previous alterations approval but staff are of the opinion that the proposed new building, with its replicated facades, would commemorate the heritage values and attributes of the Palace Arms and would contribute to the character and sense of place of this part of King Street West.

Heritage Planning therefore raise no objection to the proposed demolition subject to conditions that secure the new 14-storey mixed use building, including the reconstruction of the original facades as detailed in this report, as a commemoration of this important historic building.

## **CONTACT**

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## **SIGNATURE**

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## **ATTACHMENTS**

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- Attachment 1 - Location Map
- Attachment 2 - Photographs
- Attachment 3 - Proposal Drawings
- Attachment 4 - Proposal Rendering
- Attachment 5 - Statements of Significance

**LOCATION MAP**

**ATTACHMENT 1**

**938, 944, & 950 King Street West and 95, 97, and 99 Strachan Avenue**



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



1. Aerial view of the northeast corner of King Street West and Strachan Avenue, annotated to show the locations of 950 and 938-944 King Street West and 95-99 Strachan Avenue (Google Streetview)



2. Existing Strachan Avenue Façade (Giaino Architects Inc. 2023)



3. Existing King Street Façade (Giaino Architects Inc. 2023)



4. Examples of damage to masonry (Giaino Architects Inc. Reconstruction Plan, Dec 8, 2023)

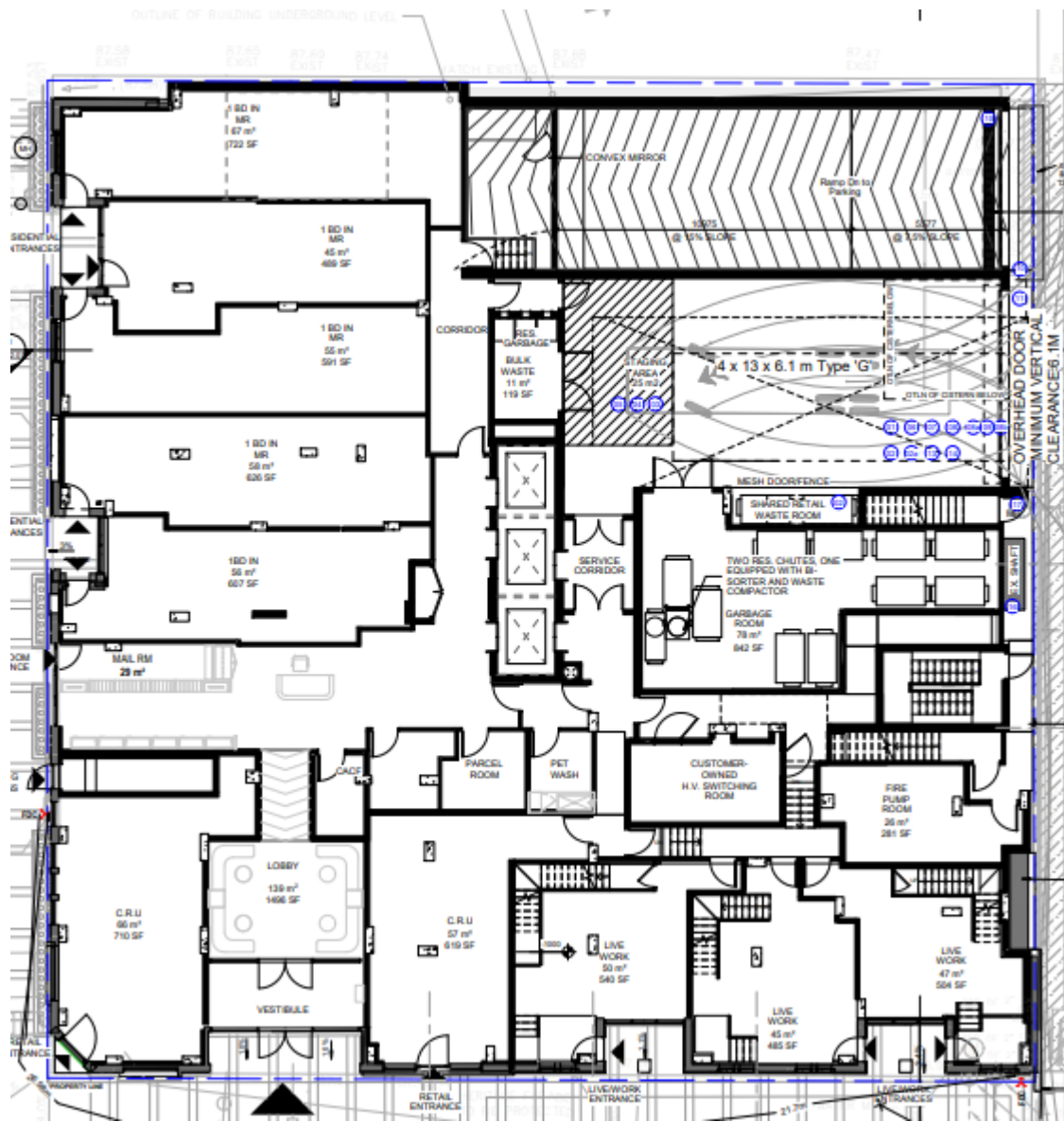


Legend

-  Incompatible Brick Replacement
-  Component with Salvage Potential
-  Rubbed Brick/ Not Suitable for Salvage
-  Deteriorated Field Brick/ Not Suitable for Salvage

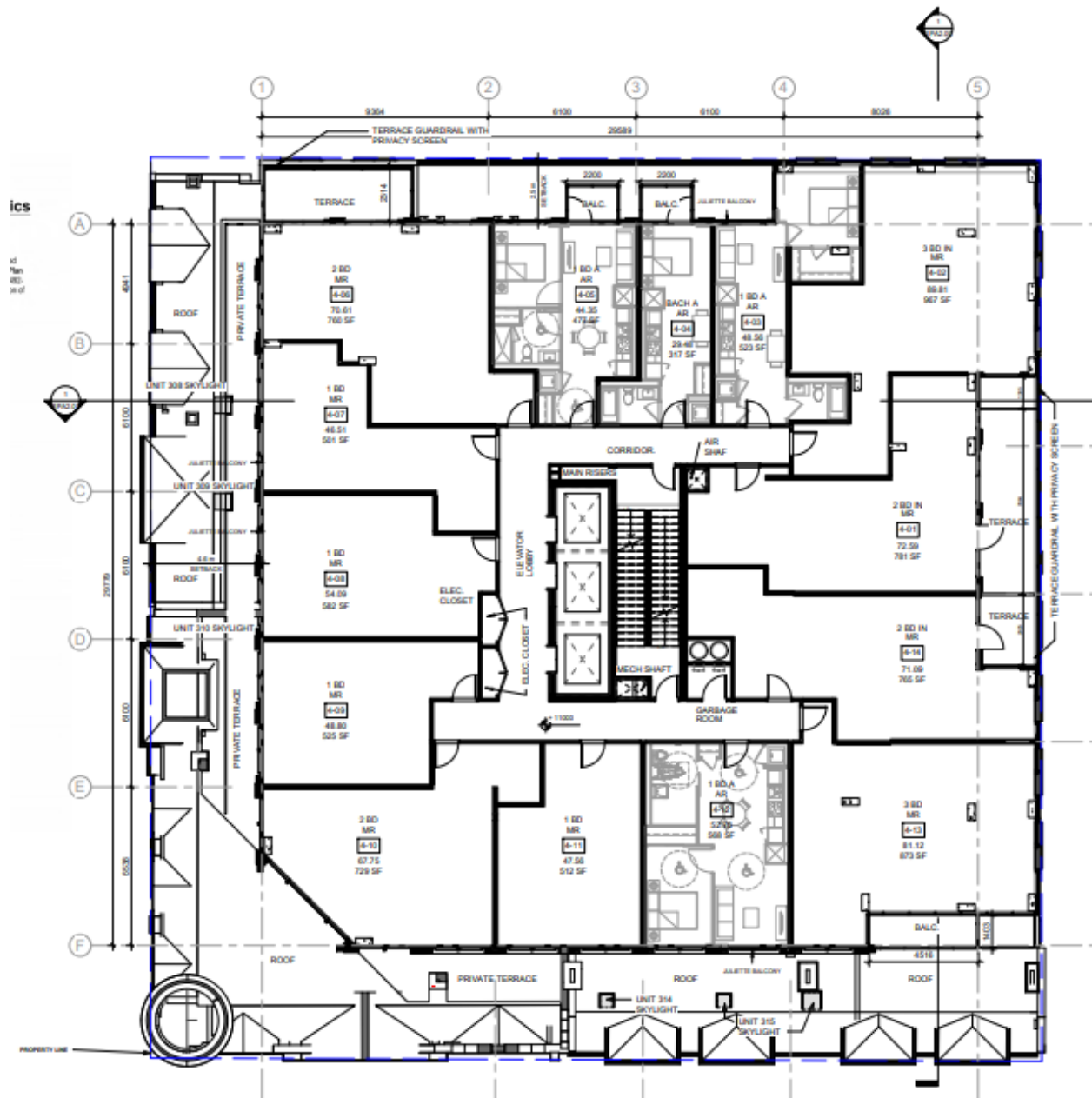
Elevations showing façade condition (Giaino Architects Inc. Reconstruction Plan, Dec 8, 2023)





Proposed Ground floor plan (Sweeny & Co. Architects)





Level 4 Plan showing step backs from reconstructed facades



Rendering of proposed new 14-storey building (Sweeny & Co Architects)

**938, 944, AND 950 KING STREET WEST 95, 97, AND 99 STRACHAN AVENUE  
(REASONS FOR DESIGNATION)**

The properties at 938 (including entrance addresses at 940 and 942 King Street West), 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue contain a collection of buildings historically known as The Palace Hotel and Tavern or The Palace Arms and are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under all three categories of design and physical, historical and associative, contextual value and they are local landmarks.

**Description**

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are at the northeast corner of King Street West and Strachan Avenue. The building complex is anchored by the three-storey building at 950 King Street West, with a two-storey, rounded corner turret, four 2.5-storey semi-detached townhouses to the east 938-944 King Street West and three 2.5-storey attached townhouses at 95-99 Strachan Avenue. All of the buildings are fashioned in the Queen Anne Revival and Richardsonian Romanesque styles. The subject properties were constructed in stages over twenty two years from 1890 to 1902: 950 King Street West in 1889-90, 95-99 Strachan Avenue in 1897, and 938-944 King Street West in 1902. Frederick Henry Herbert (1865-1914) was the architect of all of the subject properties.

The earliest building constructed was 950 King Street West, a three-storey Queen Anne Revival and Richardsonian Romanesque style, brick- and stone-clad building. The original building was erected in 1870 and was owned by George White, a labourer, who operated the Palace Tavern in the building. The White family tore down the original frame structure and replaced it with a grander masonry hotel in 1889-90, which operated under the name of the Palace Hotel. It was designed by the well-known Toronto architect Frederick Henry Herbert. The property at 950 King Street West was listed on the City of Toronto's Heritage Register on March 5, 1984.

To the north of 950 King Street West are 95, 97, and 99 Strachan Avenue, which are comprised of three 2.5-storey attached brick townhouses and a one-storey addition to the hotel. They were constructed seven years later in 1897 in the Queen Anne Revival style and Herbert is the architect of record for the townhouses. The properties at 95, 97, and 99 Strachan Avenue were listed together with 950 King Street West on the City of Toronto's Heritage Register on March 5, 1984.

To the east of 950 King Street West are 938 and 944 King Street West, which is the third phase of expansion of the building complex. They are comprised of four 2.5-storey semi-detached townhouses that are fashioned in the Queen Anne Revival and Romanesque Revival styles. The properties were constructed for a Mrs Emily Morrison in 1902 at a cost of \$9,000.00. Herbert was again listed as the architect and R. Chalkley

& sons was the builder. The subject properties were listed on the City of Toronto's Heritage Register on June 20, 1973.

## **Statement of Cultural Heritage Value**

### **Design and Physical Value**

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are valued as representative examples of the Queen Anne Revival and Richardsonian Romanesque styles. Both styles were popularized in Toronto during the latter half of the nineteenth century and into the twentieth century. Elements of the Queen Anne Revival style are evident in the presence of multiple chimneys, the rounded corner turret with a conical roof, the mixture of the flat-, round-, four-centred, and segmental-arches and keystones, the blind wall arches, the ornamental dentil mouldings and stringcourses, the carved corbels, roof crenellation, notched decorative window sills, the use of multiple cornices, the gabled and hipped dormer windows, and the oriel window. The Richardsonian Romanesque style can be seen in the masonry, which is a mixture of brick and stone with rusticated stone lintels, sills, and skirting, the truncated brick and stone piers, and the round-arched openings.

### **Historical or Associative Value**

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are valued for their association with the acclaimed Toronto architect Frederick Henry Herbert (1865-1914). Within a short five-year span of him establishing his practice, he emerged as one of Toronto's versatile and adept supporters of the Queen Anne Revival style. While he accepted commercial, institutional, and industrial commissions, he specialized in residential architecture and designed nearly 100 residential buildings throughout the city. His command of both the Queen Anne Revival and Richardsonian Romanesque styles for residential buildings can be seen in his elaborate designs of properties throughout the city, especially in the Rosedale, Annex, and Parkdale neighbourhoods.

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are also valued for their continued association with The Palace Hotel and Tavern. The first Palace Hotel opened in the 1870s and it began functioning as a rooming house in the 1980s, with the tavern continuously operating for over 100-years. The Palace Arms, as the properties became known sometime after 1968, were important buildings in the community towards the end of the twentieth and into the twenty-first century as they provided lodging to socially and economically disenfranchised members of the community.

### **Contextual Value**

Contextually, the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are important in defining, maintaining, and supporting the historic character of the area. The properties are situated at the northeast corner of King Street West and Strachan Avenue, and they serviced what was once the centre of a thriving working-class neighbourhood throughout much of the twentieth century. While most of the surrounding industrial and institutional fabric has been demolished, the properties at 938-950 King St W, 95-99 Strachan Ave - Demolition

938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are surviving intact examples of this period of construction.

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are physically, functionally, visually, and historically linked to their surroundings, where the distinct corner turret and conical roof at 950 King Street West anchors the northeast corner of King Street West and Strachan Avenue. The neighbouring properties at 938 and 944 King Street West and 95, 97, and 99 Strachan Avenue were strategically designed to remain sympathetic to the architectural style and form of the property at 950 King Street West.

The properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue are local landmarks. They are situated on the prominent corner of King Street West and Strachan Avenue and have functioned as a visual entryway to the neighbourhood for over 100-years. The subject properties are meaningful to the community in that for some 40-years they have housed socially and economically disenfranchised members of the community.

## **Heritage Attributes**

### **Design or Physical Value**

Attributes that contribute to the value of the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue being representative examples of the Queen Anne Revival style:

- The chimneys throughout
- The mixture of flat-, round-, and segmental-arched window openings throughout

950 King Street West:

- The two-storey, rounded corner turret and conical roof above the original corner entrance, which is complete with square and dentil moulding and a carved stone corbel

*In the principal (south) elevation:*

- The four-centred arch opening with a carved corbel in the first-storey of the third bay
- The three-blind arches above the window in the first-storey of the first bay
- The brick dentil moulding in the window sill in the first-storey of the first bay
- In the first-storey of the first bay and the second-storey of the central bay, the brick, notched, decorative window sills
- The brick, stepped dentil moulding above the lintels in the second-storey of the first and third bays
- The varied roofline with two gables and a crenellated gable in the third-storey

*In the side (west) elevation:*

- In the first-storey of the second and third bays and in the third-storey of the second, third, and fourth bays, the brick, stepped dentil moulding
- In the first-storey of the first and fourth bays, the notched, decorative window sills and the brick dentil moulding
- The ornamental cornice in the second-storey of the first bay

- In the third-storey, the varied roofline with three gables and one hipped dormer

938 and 944 King Street West:

- The four oval window openings in the second-storey
- The dentil moulding running below the continuous lintel in the first-storey
- The six decorative columns in the entrances in the first-storey
- The use of multiple keystones in the second-storey
- The continuous stone cornice running above the windows in the second-storey
- The four, hipped dormer windows in the upper half-storey
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95, 97, and 99 Strachan Avenue:

- The masonry, with brick throughout and stone detailing
- The window sills throughout
- The lintels in the basement and upper half-storey windows
- The stringcourse running above the first-storey windows with keystones
- The continuous cornices above the second-storey windows
- The cornice and two carved corbels above the entrance in the fifth bay
- The oriel window in the second-storey of the fourth bay
- The two gabled dormer windows and one hipped dormer window in the upper half-storey
- The blind arches above the windows in the two gabled dormer windows in the third-storey

Attributes that contribute to the value of the properties at 938, 944, and 950 King Street being representative examples of the Richardsonian Romanesque style:

950 King Street West:

- The masonry, with brick and rusticated stone detailing throughout
- The rusticated stone sills and lintels in all three-storeys
- In the principal (south) elevation, the round-arched opening in the first-storey of the central bay
- In the principal (south) elevation, the truncated brick and stone piers flanking the central and third bays in the second- and third-storeys

938 and 944 King Street West:

- The masonry, with brick and rusticated stone throughout, including skirting
- The rusticated window sills in the first- and second-storeys and the stone sills in the upper half-storey
- The continuous rusticated stone lintel sitting above the first-storey windows
- The rusticated stone lintels above the basement windows
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### **Contextual Value**

Attributes that contribute to the value of the properties at 938, 944, and 950 King Street West and 95, 97, and 99 Strachan Avenue being physically, functionally, visually, and historically linked to their surroundings:

- The three-storey scale, L-shaped form, and massing of the property at 950 King Street West, which responded to its location at the northeast corner of the intersection of King Street West and Strachan Avenue
- The 2.5-storey scale, rectangular forms, and massing of the properties at 938 and 944 King Street West and 95, 97, and 99 Strachan Avenue, which were intentionally designed to be sympathetic to the architectural style and form of the property at 950 King Street West