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City Clerk's Office

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file 165

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
81 ST. NICHOLAS STREET
CITY OF TORONTO, PROVINCE OF ONTARIO**

REC'D / RECEIVED
28 -06- 2006

NOTICE OF PASSING OF BY-LAW



81 St. Nicholas Street
Toronto, Ontario
M4Y 1W8

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Drew Hauser
Stanford Downey Architects Inc.
3 Church Street, Suite 600
Toronto, Ontario
M5E 1M2

Take notice that the Council of the City of Toronto has passed By-law No. 362-2006 to designate 81 St. Nicholas Street (Robert Barron Stables) (Ward 27, Toronto Centre-Rosedale) as being of cultural heritage value or interest.

Dated at Toronto this 27th day of June, 2006.

Ulli S. Watkiss
City Clerk



5/8/06
RD

Authority: Toronto and East York Community Council Report 7, Clause 12,
as adopted by City of Toronto Council on September 28, 29 and 30, 2005
Enacted by Council: May 25, 2006

CITY OF TORONTO

BY-LAW No. 362-2006

To designate the property at 81 St. Nicholas Street (Robert Barron Stables) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 81 St. Nicholas Street (Robert Barron Stables) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 81 St. Nicholas Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of withdrawal of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 81 St. Nicholas Street, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 81 St. Nicholas Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 25th day of May, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION**Description

The property at 81 St. Nicholas Street, containing the south portion of the Robert Barron Stables, is identified for its cultural heritage value or interest. The site is located on the east side of St. Nicholas Street in the block between St. Mary Street and St. Charles Street West. Historical maps and documents indicate that wood stables were completed on the property by 1895 for Robert Barron Limited, which operated a grocery business directly east at 724-728 Yonge Street. In 1911, a building permit was issued for two-storey brick stables according to the designs of Toronto architect George W. Gouinlock. The latter complex, consisting of present-day 81 and 83 St. Nicholas Street, was completed by 1912 when it was outlined on Goad's Fire Insurance Atlas. The property at 83 St. Nicholas Street, containing the north part of the Robert Barron Stables, is not included in the Reasons for Identification.

Cultural Heritage Value

The cultural heritage value of the Robert Barron Stables at 81 St. Nicholas Street lies in its architectural significance as a well-designed commercial building with the restrained Classical detailing favoured after the turn of the 20th century. The cultural heritage value is also related to the stables' association with the architectural practice of George Gouinlock, whose commissions included the collection of Beaux-Arts inspired buildings at the west end of Exhibition Place, as well as commercial and institutional structures throughout the city.

Heritage Attributes

The heritage attributes related to the early 20th century Classical character of the Robert Barron Stables (81 St. Nicholas Street) are found on the two-storey principal (west) façade and the portion of the south wall that is visible above the adjoining building at 79 St. Nicholas Street (the property at 79 St. Nicholas Street is not included in the Reasons for Designation). The attributes consist of the red brick cladding with brick, stone and metal trim, the door and window openings, and the detailing described below. Above a stone base with a brick water table, the west wall is extended vertically by a parapet with contrasting yellow brickwork in a lozenge and cross pattern beneath a running Greek key motif. The parapet is surmounted by a metal cornice with diminutive modillions, while a modest cornice with dentils separates it from the wall below. The first storey is organized into three bays with a trio of semi-circular-headed door and window openings. The centre bay features a monumental entrance arch (the door and window openings inside the archway have been altered) that is flanked by smaller window openings. The door and window openings have brick voussoirs and keystones, as well as corbelled brickwork that extends along the tops of the string courses that link the three openings. The second floor contains five round-arched openings. In the outer bays, two pairs of window openings with brick voussoirs are linked at the sill level by separate cornices with corbels. Between the windows, a round-arched opening for the former hayloft door is placed over the main entry. A wood remnant of the former pulley system survives above the hayloft door, but the decorative iron balcony marking the latter opening is not included in the Reasons for Designation.

On the south elevation, segmental-arched window openings with brick voussoirs are visible in the second storey. The north wall, which abuts the adjoining building at 83 St. Nicholas Street, and the rear (east) elevation are not included in the Reasons for Designation.

SCHEDULE "B"

PIN 21109-0142 (LT).

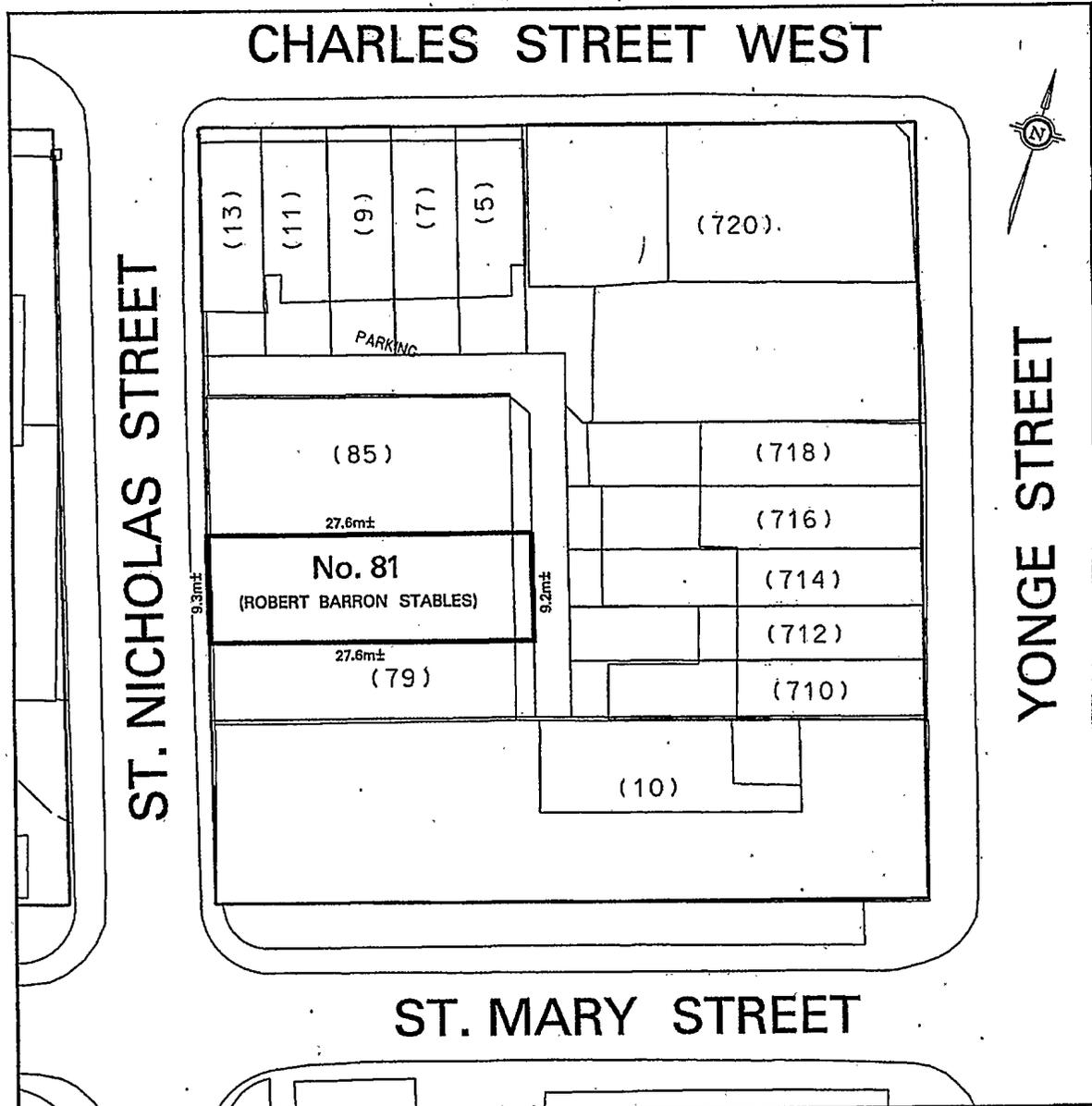
PT LT 3-4 PL D3 TORONTO, PT 8, 64R14920

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2006-049 dated May 10, 2006, as set out in Schedule "C".

SCHEDULE "C"



ST. MARY STREET

PROPERTY INFORMATION SHEET

Toronto

TECHNICAL SERVICES DIVISION
SURVEY & MAPPING SERVICES

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS. IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

No. 81 ST. NICHOLAS STREET
(ROBERT BARRON STABLES)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 27 - TORONTO CENTRE-ROSEDALE
DATE: MAY 10, 2006

SKETCH No. PS-2006-049