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


NOTICE OF PASSING OF BY-LAW

To:

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

Take notice that the Council of the City of Toronto has passed By-law No. 680-2001 to designate 77 Seaton Street as being of architectural and historical value or interest.

Dated at Toronto this 13th day of August, 2001.

 Jeffrey A. Abrams
Acting City Clerk
KT
Oct 17/01

Authority: Toronto East York Community Council Report No. 6, Clause No. 47,
as adopted by City of Toronto Council on July 24, 25 and 26, 2001
Enacted by Council: July 26, 2001

CITY OF TORONTO

BY-LAW No. 680-2001

**To designate the property at 77 Seaton Street (William Hall House) as being of
architectural and historical value or interest.**

WHEREAS authority was granted by Council to designate the property at 77 Seaton Street (William Hall House) as being of architectural and historical 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 historical or architectural 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 77 Seaton Street and upon the Ontario Heritage Foundation, 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 objection to the proposed designation was served upon the Clerk of the municipality.

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

1. The property at 77 Seaton Street, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of architectural and historical 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 77 Seaton Street and upon the Ontario Heritage Foundation 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 26th day of July, A.D. 2001.

CASE OOTES,
Deputy Mayor

JEFFREY A. ABRAMS,
Acting City Clerk

(Corporate Seal)

SCHEDULE "A"

HERITAGE PROPERTY REPORT

1.0 INTRODUCTION

This report is the "Long Statement of Reasons for Designation" for the designation of the property at 77 Seaton Street (William Hall House) under Part IV of the *Ontario Heritage Act*. It contains the Heritage Property Profile, as well as sections on the Historical Occupancy, Architectural Description and Significance of the property. The introduction, below, forms the "Short Statement of Reasons for Designation", intended for publication.

The property at 77 Seaton Street (William Hall House) is recommended for designation for architectural and historical reasons. The house was designed and built in 1856 by William Hall, an early Toronto builder who constructed other houses on Seaton Street and throughout the city. Hall and his family occupied the property at 77 Seaton Street from 1858 to 1866.

The William Hall House is a good example of the Georgian style. Rising 2½ stories, the building is covered by a gable roof with parapets, corbels and, at the south end, two brick chimneys. The house is clad with red brick and features yellow pattern brick detailing and stone lintels and sills. The principal (west) façade is symmetrically organized into three bays. The main entrance, placed in the north (left) bay of the first floor, has a single-leaf wood door, half-length sidelights and a flat transom. The shed-roofed porch with Classical columns is a later addition. The two flat-headed window openings in the first floor and the three in the second storey contain six-over-six sliding sash windows. There are no openings on the south wall, and the neighbouring building conceals the north elevation. The rear (east) wall is extended by a single-storey addition that replaced a verandah.

The property at 77 Seaton Street is located on the east side of Seaton Street between Shuter Street and Dundas Street East. Constructed by a noted Toronto builder, the William Hall House is a well-reserved example of the Georgian style and contributes to the 19th century character of Seaton Street in the Sherbourne Street neighbourhood.

1.1 HERITAGE PROPERTY PROFILE

WILLIAM HALL HOUSE

ADDRESS:	77 Seaton Street (east side of Seaton Street, between Shuter Street and Dundas Street East)
WARD:	28
NEIGHBOURHOOD/COMMUNITY:	Sherbourne Street Neighbourhood
HISTORICAL NAME:	William Hall House
CONSTRUCTION DATE:	1856
ORIGINAL OWNER:	William Hall
ORIGINAL USE:	Residential (single family house)
CURRENT USE: *	Residential (single family house) (* <i>this does not refer to permitted use(s) defined by the Zoning By-law</i>)
ARCHITECT/BUILDER/CRAFTSMAN:	William Hall, builder
ARCHITECTURAL STYLE:	Georgian
DESIGN/CONSTRUCTION:	Brick construction with brick and stone detailing
ALTERATIONS:	Dates unknown: front porch replaced; transom above main entrance replaced; windows replaced; rear (south) addition
HERITAGE CATEGORY:	Category C
RECORDER:	Kathryn Anderson, Heritage Preservation Services
REPORT DATE:	October 2000

2.0 HISTORICAL OCCUPANCY AND SIGNIFICANCE:

2.1 SHERBOURNE STREET NEIGHBOURHOOD

Following the establishment of the Town of York by Lieutenant-Governor John Graves Simcoe in 1793, a series of park lots were laid out north of the townsite and awarded to government and military officials as the location of country estates. John White, Attorney General for the Province of Upper Canada, received Park Lot 4, situated between present-day Sherbourne and Ontario Streets. White was killed in 1800 in the town's first duel. Samuel Ridout purchased the property from White's estate in 1818 and transferred the west half of Park Lot 4 to his half-brother, Thomas Gibbs Ridout, a prominent businessman. Ridout arranged with William Allan, the owner of the adjoining land to the west, to open up a street along the boundary dividing their lots. The new boulevard was named "Sherborne" (the "u" was added later) in recognition of Ridout's ancestral home in Dorset, England. Thomas Gibbs Ridout erected a residence named "Sherbourne Villa" on part of his allotment. The remainder of the land was subdivided into residential building lots. Seaton Street, running parallel to and east of Sherbourne Street, was named for Sir John Colborne, later Lord Seaton, the Province's Lieutenant-Governor after Simcoe and the founder of Upper Canada College.

2.2 WILLIAM HALL HOUSE

In 1855, William Hall, a Toronto builder, purchased a vacant lot on the east side of Seaton Street and, the following year, completed a house at present-day 77 Seaton. The property was initially

rented to James D. Humphries, a musician. William Hall occupied the site with his wife and three children from 1858 until 1866, when the family moved to another house Hall built on Seaton Street. In 1870, Alexander McCarthy, a mail clerk, bought the property at the present 77 Seaton Street. The house was renumbered several times until 1892 when it acquired the current street address.

2.3 HISTORICAL SIGNIFICANCE

The property at 77 Seaton Street is associated with an early Toronto builder who designed and occupied the subject house in the Sherbourne Street neighbourhood. The William Hall House contributes to the historical development of the Sherbourne Street neighbourhood as it evolved from the location of country estates to a residential district north of the original Town of York.

3.0 ARCHITECTURAL DESCRIPTION AND SIGNIFICANCE:

3.1 ARCHITECTURAL STYLE

The William Hall House is designed in the Georgian style, introduced to Upper Canada in the late 18th century and popular for residential buildings through the first half of the 19th century. Buildings designed in the Georgian style are identified by their strict symmetry, particularly the balanced arrangement of door and window openings.

3.2 ARCHITECT, BUILDER OR CRAFTSMAN

The house was designed and constructed by William Hall (1800-1887). Born in Ireland, Hall immigrated to the United States in 1824. He learned the carpentry trade in Boston, and returned to Ireland before settling permanently in North America in 1833. The next year, William Hall and his wife, Margaret Swords, moved to Toronto. Hall worked for contractor Richard Woodsworth before establishing his own building firm in the 1840s. William Hall designed numerous residential structures throughout the city, including the rowhouses (dated 1865) at 136-140 Seaton Street that are identified on the City of Toronto Inventory of Heritage Properties. Hall represented St. John's Ward on the Toronto City Council in 1853. He later served as a school trustee for St. Patrick's Ward. William Hall retired from business in 1870. His eldest son, Mark Hall (1837-1926), was a noted Toronto architect who formed a partnership with W. R. Gregg from 1884 to 1893 before embarking on a solo career. Described as the "first architect of the Canadian National Exhibition (*Construction*, January 1927), Mark Hall designed the Richmond Street warehouse (1903-1906) and the addition to Robertson Brothers Confections (1903) on Queen Street East. The latter buildings, now part of the property at 99-123 Queen Street East, are included on the City of Toronto Inventory of Heritage Properties.

3.3 ARCHITECTURAL CHARACTER: DESIGN AND CONSTRUCTION

Rising 2½ stories, the William Hall House is clad with red brick and decorated with buff brick quoins. A low-pitched gable roof has extended eaves, parapets with corbels and, on the south end, two brick chimneys.

The principal (west) façade is organized into three bays. The entrance is placed at the north (left)

end of the first floor. A single wood-leaf door is flanked by half-length sidelights and surmounted by a flat transom. The shed-roofed porch supported on columns is a later addition. Two flat-headed window openings are located beside the entry, and three similar openings are symmetrically placed in the upper storey. The openings have six-over-six sliding sash windows and stone lintels and sills.

There are no window openings on the south wall, and the neighbouring building conceals the north elevation. On the rear (east) wall, a single-storey addition replaces the original verandah. A window opening with patterned brick detailing is visible above the addition.

3.4 ARCHITECTURAL SIGNIFICANCE

The William Hall House is architecturally important as a good example of the Georgian style that retains the integrity of the materials and design. A well-known local builder who made a significant contribution to the community designed it.

4.0 CONTEXT

4.1 CONTEXT AND SETTING

The William Hall House is located on the east side of Seaton Street between Shuter Street and Dundas Street East. In the same block, the property at 91 Seaton Street, containing a house dating to 1865, is listed on the City of Toronto Inventory of Heritage Properties. The William Hall House shares its setback with a group of mid-19th century residential buildings.

4.2 CONTEXTUAL SIGNIFICANCE

The property at 77 Seaton Street is contextually significant as part of a 19th century residential street in the Sherbourne Street neighbourhood. The setting of the William Hall House on the east side of the Seaton Street contributes to the character of the street.

5.0 SUMMARY

Designed by an early Toronto builder, the William Hall House is one of the oldest houses on Seaton Street. The house is a well-preserved example of Georgian styling and an important component of Seaton Street in the Sherbourne Street Neighbourhood.

6.0 SOURCES

Architects' Cards for William and Mark Hall. Toronto Historical Board, n.d.

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Assessment Rolls, St. David's Ward, 1856-1859.

Blumenson, John. Ontario Architecture. Toronto: Fitzhenry and Whiteside, 1990.

Boulton's Atlas, 1858.

City of Toronto Directories, 1856 ff.

History of Toronto and the County of York. Vol. II. Toronto: C. Blackett Robinson, 1885.

Lundell, Liz. The Estates of Old Toronto. Erin, Ont.: Boston Mills Press, 1997.

Martyn, Lucy Booth. Toronto. 100 Years of Grandeur. Toronto: Pagurian Press, 1978, 1984.

McHugh, Patricia. Toronto Architecture. A City Guide. 2nd ed. Toronto: McClelland and Stewart, 1989.

Middleton, J. E. The Municipality of Toronto. Vol. II. Toronto: Dominion Publishing Company, 1923.

Subject: By-law: Designation of premises 77 Seaton Street (William Hall House) under
Part IV of the Ontario Heritage Act
(Ward 28 –Toronto Centre-Rosedale)
File: S91-H4

SCHEDULE "B"

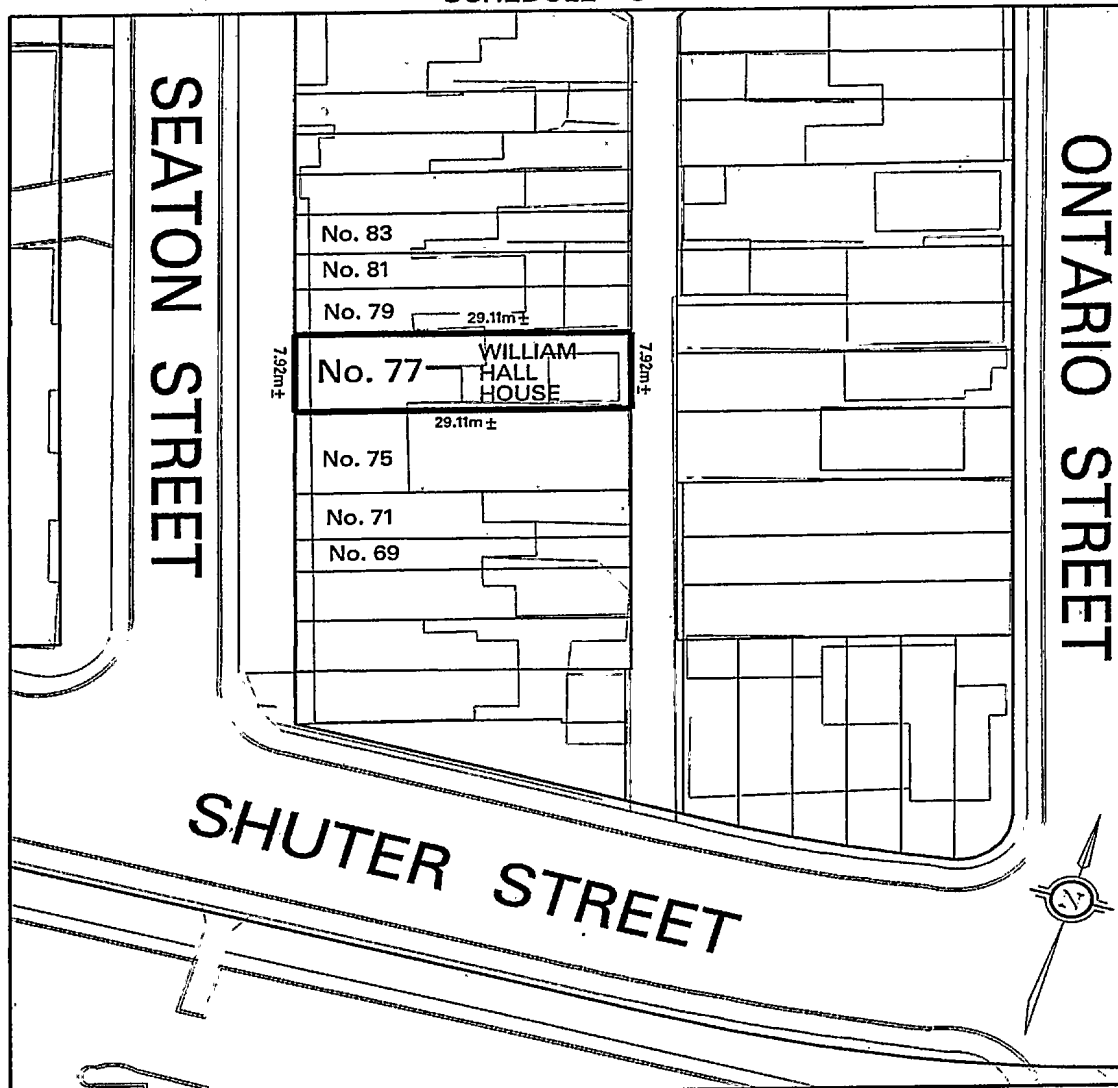
In the City of Toronto and Province of Ontario, being composed of Lot 26 on Plan 127 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64).

The easterly limit of Seaton Street as confirmed under the Boundaries Act by Plan BA-809 (CT165559).

The said land being most recently described in Instrument CA141682.

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2001-048 dated June 12, 2001, as set out in Schedule "C".

SCHEDULE "C"

**Toronto**WORKS & EMERGENCY SERVICES
TECHNICAL SERVICES DIVISION
SURVEY & MAPPINGNOTE:
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

PROPERTY INFORMATION SHEET

No. 77 SEATON STREET
(WILLIAM HALL HOUSE),
LAND DESIGNATED AS BEING OF
ARCHITECTURAL AND HISTORICAL
VALUE AND INTEREST
(NOT TO SCALE)WARD 28 TORONTO CENTRE-ROSEDALE
DATE: JULY 12, 2001

SKETCH No. PS-2001-048