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JUL 13 2015



City Clerk's Office

Secretariat
Rosalind Dyers
Toronto and East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
1-11 ADELAIDE PLACE**

NOTICE OF INTENTION TO DESIGNATE

RA King/Portland Nominee Inc.
c/o Riocan Management Inc.
700 Lawrence Avenue West, Suite 315
Toronto, Ontario
M6A 3B4

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

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 1-11 Adelaide Place under Part IV, Section 29 of the Ontario Heritage Act.

Reasons for Designation

The properties at 1-11 Adelaide Place 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 the three categories of design, associative and contextual values.

Description

Located on the east side of Adelaide Place, which extends south from Adelaide Street West between Portland Street (east) and Bathurst Street (west) in the King-Spadina neighbourhood, the William Clarke Row Houses (1890) are a group of six attached house form buildings.

Statement of Significance

The William Clarke Row Houses have cultural heritage value as a group of surviving row houses on Adelaide Place, which display a mixture of architectural features drawn from the most popular styles of the late Victorian era. Arranged into three pairs of buildings with the principal elevations designed as mirror images, the row houses are particularly distinguished by the combination of mansard roofs from the Second Empire style and the gabled frontispieces identified with the Gothic Revival and Italianate styles.

The value of the William Clarke Row Houses is also associated with their role in providing information about the historical evolution of the community, which began as a residential neighbourhood on land formerly allocated for the Military Reserve. They were constructed by local builder William Clarke, who built these and the adjoining semi-detached houses at 505-507 and 509-511 Adelaide Street West (where he also resided), all of which survived after the

community was transformed as the King-Spadina industrial district following the Great Fire of 1904.

Contextually, the William Clarke Row Houses contribute to the historical character of the King-Spadina neighbourhood as surviving house form buildings that represent the initial development of the Military Reserve as a residential neighbourhood in the mid to late 19th century where they remain historically, visually and physically linked to their settings on Adelaide Place, which is a distinctive residential enclave between Adelaide and King Streets.

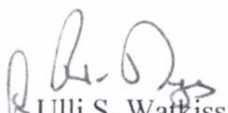
Heritage Attributes

The heritage attributes of the William Clarke Row Houses on the properties at 1-11 Adelaide Place are:

- The placement, setback and orientation of the buildings on the east side of Adelaide Place, south of Adelaide Street West where the principal elevations face west toward Adelaide Place
- The scale, form and massing of the group of six two-storey row houses above raised stone bases with window openings, which feature rectangular-shaped plans beneath mansard roofs with shed-roof dormers on the west slopes and brackets at the south and north ends (on 1 and 11 Adelaide Place, respectively)
- The materials, with brick cladding and brick, stone, wood and glass detailing, including the string courses
- The arrangement of the row houses into three pairs, with the principal (west) elevations of each pair designed as mirror images where the main entrances are raised and placed side-by-side in the ground (first) floor in gabled frontispieces
- The detailing of the west entries, which are set in round-arched surrounds with brick hood moulds and transoms
- Above the entries, the flat-headed window opening in the second storey of each house
- Beside each entry in the first (ground) floor, the oversized segmental-arched window opening, with stained glass transoms on the houses at 1, 3 and 9 Adelaide Place
- The visible side elevations on 1 Adelaide Place (south) and 11 Adelaide Place (north), where the brick wall on 11 Adelaide Place is currently concealed by cladding

Notice of an objection to the proposed designations may be served on the City Clerk, Attention: Rosalind Dyers, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd Floor West, Toronto, Ontario, M5H 2N2, within thirty days of July 10, 2015, which is August 10, 2015. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 10th day of July, 2015.


Ulli S. Watkiss
City Clerk