



Heritage Toronto
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The Draper Street Heritage Conservation District Study was prepared by
Heritage Toronto in consultation with the Draper Street Reference Group

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DRAPER STREET HERITAGE CONSERVATION DISTRICT STUDY

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DRAPER STREET HERITAGE CONSERVATION DISTRICT STUDY**Introduction:**

In a petition dated July 16, 1997, the residents of Draper Street in Toronto's King-Spadina neighbourhood requested the Board of Heritage Toronto to designate the properties under the *Ontario Heritage Act*. Heritage Toronto, in its capacity as the Local Architectural Conservation Advisory Committee (LACAC) for the former City of Toronto (prior to the creation of the new City of Toronto on January 1, 1998), makes recommendations to Toronto City Council concerning designations. At its meeting of August 20, 1997, the Board of Heritage Toronto adopted the following recommendations:

- (1) That Heritage Toronto approve the undertaking of a study to establish a Heritage Conservation District, pursuant to Part V of the *Ontario Heritage Act*, on Draper Street.
- (2) That Heritage Toronto recommend to Toronto City Council that a by-law be passed to declare the area a Heritage Conservation District Study Area.

The report containing Heritage Toronto's recommendations was adopted by the Neighbourhoods Committee meeting of Toronto City Council on September 10, 1997. Toronto City Council passed a by-law to declare Draper Street a Heritage Conservation District Study Area at its meeting held on September 22 and 23, 1997.

Heritage Toronto's preservation staff prepared a draft version of the Draper Street Heritage Conservation District Study for the consideration of the Board of Heritage Toronto at its meeting of April 22, 1998. The Board approved the formation of a Reference Group with representatives from the Board of Heritage Toronto, the City of Toronto's Planning Department, and Draper Street. Serving as a liaison between Heritage Toronto and the community, the Reference Group provided input about history, planning and other issues. The Reference Group reviewed the draft study and made recommendations about history, boundaries, guidelines and implementation. Property owners and occupants of buildings within the area bounded by Spadina Avenue, Front Street West, Niagara Street and Wellington Street West were invited to a public meeting at Metro Hall on June 25, 1998. A small group of interested parties attended the meeting.

The draft report was circulated to the City's Planning and Legal Departments for comment before being reconsidered by the Board of Heritage Toronto.

DISTRICT ANALYSIS:

1. HISTORICAL DEVELOPMENT OF DRAPER STREET:

Development of the King-Spadina Area:

Draper Street is located in the part of the City of Toronto now identified as King-Spadina. The origins of the area date to the founding of modern Toronto.

In 1793, Lieutenant-Governor John Graves Simcoe founded the Town of York as a temporary provincial capital and as a permanent military base. The townsite was laid out in a ten-block area bounded by present-day Front, George, Adelaide and Berkeley Streets. To the west, Simcoe retained an extensive tract of approximately 1000 acres between the town and the Humber River as the Military Reserve. Fort York was established on the shore of Lake Ontario at Garrison Creek.

Intrusion into the military lands began as early as 1796 when government administrator Peter Russell opened the area between Victoria and Peter Streets as a “New Town” west of the Old Town of York. Here, community leaders built substantial residences. In 1813, the provincial government acquired the property of John Elmsley at King and Simcoe (formerly Graves) Streets for Government House, the residence of the Lieutenant Governor. Other institutional uses followed. In the 1830s, the Third Parliament Buildings and Upper Canada College located, respectively, on Front and King Streets east of Simcoe Street.

Plans for further westward incursion into the military lands were announced in 1818. A “Survey of York” drawn by Lieutenant Phillipotts of the Royal Engineers included lots on the west side of Bathurst Street at the Second Concession line. Also in 1818, a Royal Patent designated a 30-acre tract along Front Street (from the government sector near the Don River west to Garrison Creek) as a public walkway interspersed with open squares.



Elmsley House, first Government House

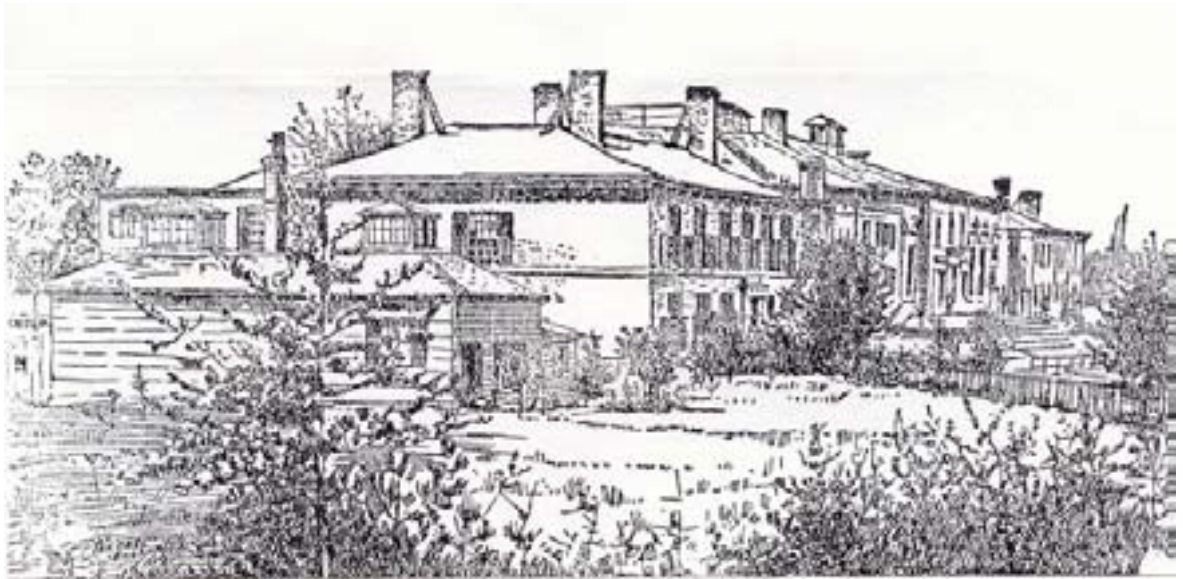
In 1833, British military authorities authorized the Commissioner of Crown Lands to sell the reserve lands east of Garrison Creek as an extension of the Town of York. Funds from the sale of residential building lots were directed to the construction of a New Fort, built west of Strachan Avenue in 1841 (now identified as part of 2 Strachan Avenue in Exhibition Place). With the incorporation of the City of Toronto in 1834, the western boundary of the city was drawn at Bathurst Street. By 1837, Spadina Avenue (which originated as the access road to the Baldwin Estate and the first “Spadina” house) extended south from Queen to Front as Brock Street.

In 1837, Deputy-Surveyor William Hawkins updated a survey previously prepared by Captain Bonnycastle as the official plan for the subdivision and sale of lots in the eastern sector of the military reserve. A highlight of his plan was the extension of Wellington (formerly Market) Street west of Spadina. Named Wellington Place, this wide boulevard between Spadina Avenue and Portland Street linked Clarence Square on the east with Victoria Square on the west. The latter space, formerly known as St. John’s Square, contained a military cemetery with the graves of Simcoe’s infant daughter, Sir John Colborne’s children, casualties of the War of 1812, and other military personnel. The cemetery was laid out according to the cardinal points of the compass. However, under the Hawkins plan, it was incorporated into a larger parcel, which was regularized according to the grid pattern established in Old Town and extended to other parts of the city. In the early 1900s, a monument marked the site and the surviving gravestones were arranged in a cairn. While the land in Victoria Square is still officially military land owned by the Department of National Defence, the City of Toronto maintains the property as a public park. It is recognized on the *City of Toronto Inventory of Heritage Properties*.



Sale of the lands outlined in Hawkins' plan commenced in 1827. That year, Attorney General Robert Jamieson developed a tract of six lots near the northwest corner of Front Street and Spadina Avenue as his estate (Jamieson's wife, Anna Brownell Jamieson, was the noted author of Winter Studies and Summer Rambles in Canada). The site was later occupied by Loretto Abbey and, after 1930, by a Jesuit seminary. The buildings were demolished in the 1960s when the *Globe and Mail* newspaper acquired the property. While residential development continued in the military reserve during the 1840s and 1850s, portions were released for the Provincial Lunatic Asylum and the first exhibition grounds (prior to the relocation of the fairgrounds to Exhibition Place).

In the 1850s, the arrival of steam railways had a permanent impact on the area. Railway companies laid their tracks along the waterfront, with connections to the Queen's Wharf at the foot of Bathurst Street. The arrival of the Ontario Simcoe and Huron Railway (afterward the Northern Railway) in 1853 was followed by the Great Western Railway and the Grand Trunk Railway in 1855 and 1856, respectively. All three ran branch lines across the reserve. The Northern introduced its depot and workshops on the west side of Spadina Avenue at Front Street, while the Grand Trunk built its yards east of Spadina. By the end of the 19th century, the right-of-way of the Canadian Pacific Railway (CPR) led to the demolition of the residential neighbourhood along Wellington Street east of Spadina Avenue. The residence of Hugh John Macdonald, son of Canada's first prime minister, was among those razed. In New Town, after the Third Parliament Buildings were demolished in 1900, the site became the freight yards of the Grand Trunk Railway (present location of the CBC Broadcast Centre). Government House was torn down in 1912 after the CPR acquired the property (now the site of Roy Thomson Hall).



2nd Parliament Buildings, Front Street West

Spurred by the arrival of the railways and the extension of the street railway along King Street West in 1861, industries began locating in the area. Following the Great Fire of 1904, King Street West, from Simcoe to Bathurst Streets, became the principal corridor for the new industrial sector. The City's Commissioner of Public Works reported in 1910 that "the whole neighbourhood has become the centre of commerce". Warehouses mingled with residential buildings. In the first phase of industrial development, the printing and publishing business was based in the area. The Copp Clark Publishing Company moved to the corner of Wellington and Portland Streets in 1907. The World War I era brought large warehouses to the north side of Wellington, including the Houlding Knitwear Building (#462), Granatstein and Sons Warehouse (#488), and the Monarch Building (#436). All of the latter sites are identified on the *City of Toronto Inventory of Heritage Properties*. By the 1920s, the city's garment industry dominated the neighbourhood, centered in spacious loft buildings along Spadina Avenue. In acknowledgement of the role of that industry in the local economy, during the 1980s the City of Toronto erected street signs identifying the area as the "Fashion District".

After World War II, trucking displaced the railways. Industrial uses in King-Spadina declined over time as firms moved to larger, more accessible facilities in the suburbs surrounding Toronto. The continuation of industrial zoning, however, discouraged the refurbishment of the building stock for other uses. Recognizing this, in December 1996 the City of Toronto designated the King-Spadina neighbourhood as a Community Improvement Area under Section 28 of the *Ontario Planning Act*. Objectives of the plan include the retention and reuse of heritage buildings through various incentives.



View of Toronto in the 1880s with railway yards along the waterfront

(Spadina Avenue is shown on the left)

Development of Draper Street:

An 1833 map drawn by H. J. Castle shows the future site of Draper Street. Building lots 5 and 6 on "Ontario Terrace" were valued at over 1000 pounds and owned by "Mr. Draper". This evidently refers to William Henry Draper (1801-1877), a prominent provincial politician in the 1830s and 1840s who served as Chief Justice of Upper Canada from 1863 to 1869. On September 9, 1856, William Henry Draper's son, George Draper, and Charles Jones registered Plan Number 171 for present-day Draper Street. George Draper was a prominent Toronto barrister who owned land on Brock Street (now Spadina Avenue).

Plan 171 included a survey for Draper Street prepared by John Stoughton Dennis and dated July 15, 1855. Boulton's Atlas of 1858 shows the street, but does not outline building lots. In 1862, Cane's map indicates some sporadic development on the south (Front Street) portion of the tract, but not along Draper Street itself.

Draper Street developed in four distinct phases in the period from 1881 to 1889. This process is discussed in section 2. ii., below. Building descriptions are provided in Appendix II.

In tracing the history of Draper Street, some sources suggest that the housing was constructed to accommodate the families of officers from Fort York, located just to the southwest. No evidence has been found to confirm this. In fact, by the late 19th century, military activity and housing had shifted from the Old Fort to the New Fort (Stanley Barracks) west of Strachan Avenue.



Historical Photographs of Draper Street

2. PHYSICAL CONTEXT AND FEATURES OF DRAPER STREET:

Location:

Draper Street runs north from Front Street West to Wellington Street West between Portland Street to the west and Spadina Avenue to the east. Draper Street is a one-way northbound street. The road allowance is $\frac{1}{2}$ -chain (33 feet) or half of the customary width. The narrowness of the street is an integral part of its character.

Draper Street overlooks the railway lands on the south side of Front Street. At the north end, industrial complexes facing north onto Wellington Street flank Draper Street. The street is bounded on the east by industrial properties, including the lands owned by the *Globe and Mail* newspaper. On the west, the rear property lines of the Draper Street properties abut the industrial building and parking lot area of the Copp Clark Publishing Company Building at 517 Wellington Street West (this complex includes properties with the convenience addresses of 495 Wellington Street West, 510-514 Front Street West, and 31 Portland Street).

Buildings:

Draper Street contains 28 individual properties with residential buildings, and one vacant lot (formerly known as #19-21 and now identified as #19). At the northwest corner of Front and Draper Streets, the current commercial building at #500 Front Street West replaced a former residential property.

In the first phase of the development, developer Jonathan Madell financed the construction of seven semi-detached houses on the east side of Draper Street in 1881. The $1\frac{1}{2}$ -storey cottages are now identified as #3-17 and #23-29 Draper Street. Their design is attributed to Richard Humphries (or Humphreys), a builder who constructed the near-identical cottages on the opposite side of the street. The cottage at #19-21 Draper was demolished in the early 1940s; the lot is currently vacant.

On the west side of Draper Street, the four semi-detached cottages identified as #4-18 Draper Street were built in 1881-1882. Representing the second phase of the development of the street, the $1\frac{1}{2}$ -storey cottages are virtually identical to those on the east side of the street. Richard Humphries constructed the houses. In 1885, the Peoples' Loan Company seized the properties. The mortgage company sold the houses to Smith and Simpson.

In 1886, the appearance of two semi-detached houses on the northeast and northwest corners, respectively, of Draper and Front Streets represents the third phase of residential development. Smith and Simpson constructed the houses which were then acquired by the mortgage company. The property at #1- $1\frac{1}{2}$ Draper (now known as #1 Draper) was rented to various tenants, while Ellen Tyson purchased the house at #2- $2\frac{1}{2}$ Draper in 1887. The latter house was demolished in 1938-1939; the site is occupied by the current commercial building known as 500 Front Street West.

The last phase of development took place in 1889 when the row of houses identified as #20-32 Draper was built on the west side of the street. The site, owned by John Van Nostrand, was the location of a lumberyard operated by Wagner Zeidler and Company. Charles McClelland built the houses. John Douglas, a Parkdale barrister, evidently financed their construction. L. J. Beemer acquired the group, renting #20-30

to a series of tenants. Richard Walsh bought and occupied #32 at the north end of the group.

- Detailed building descriptions are found in Appendix II.



Historical Photograph of Draper Street

3. Existing Land Use:

Draper Street is identified in the *King-Spadina Official Plan Part II* as an “Area of Special Identity” that “should be regarded as stable, and no changes should be made through zoning or other public action which are out of keeping with the physical character of the street” (*King-Spadina Official Plan Part II Planning Report*, January 1996, page 26).

- Zoning maps are attached as Appendix I, Maps 7 and 8.

Zoning for 3-29 and 4½-32 Draper Street:

Excluding the properties at the south end of the street (1 Draper Street and 500 Front Street West), the zoning for Draper Street is R3 Z1.0. This zoning permits a range of residential building types and uses. For example, offices for residents who work from their homes and shared living accommodations are permitted uses. The permitted building size is equal to one times the area of the lot. The average lot size is approximately 165 square metres, which would permit a building of the same size.

The average size of the buildings within the R3 Z1.0 zoning ranges between 140 square metres to 150 square metres. With the permitted density on the lots averaging 165 square metres, there is some room for additions to the majority of the historical buildings. The potential for owners to increase their living space highlights the need for design guidelines to ensure additions occur in a manner sensitive to and in keeping with the historical character of the buildings.

Any additions would be subject to the 12 metre height limit established by the zoning. The zoning also stipulates that the gross floor area of a building may not exceed one times the area of the lot. The average lot size is 165 square metres.

Zoning for 1 Draper Street and 500 Front Street West:

The two properties at the south end of Draper Street, identified as 1 Draper Street and 500 Front Street West, have a mixed commercial-residential zoning (MCR) and Official Plan designation. The zoning permits a range of commercial and residential uses.

The height limit on these sites is 12 metres, which is consistent with the intent of the Official Plan designation to maintain low-scale mixed-use buildings that provide local retailing with dwelling units above.

The 12-metre height limit also applies to the adjacent house-form buildings on Draper Street. The intent of the planning regulation is clear: to ensure that any development on these two sites maintains a built-form on the Draper Street frontage that is consistent with the scale of the historical buildings on Draper Street.

The floor area permitted on these two sites equals three times the area of the lot. Within a 12-metre height limit with appropriate massing criteria applied, the permitted floor area should be achievable.

4. Planning Policies:

In 1985, on the recommendation of the Toronto Historical Board, Toronto City Council included 27 properties at 3-17, 23-29 and 4-32 Draper Street on the *City of Toronto Inventory of Heritage Properties*. Inclusion on the *Inventory* allows Heritage Toronto to monitor any changes to the properties through building or planning applications.

Draper Street is recognized as an Area of Special Identity in the *King-Spadina Official Plan Part II*, adopted by Toronto City Council in December, 1996. The Official Plan identifies the “uniform architectural character” of the buildings and the stability of the residential activity.

PLAN:**1. STATEMENT IN SUPPORT OF DESIGNATION:**

Draper Street is recommended for designation as a Heritage Conservation District under Part V of the *Ontario Heritage Act* to preserve the unique 19th century building stock and character of the entire street.

Draper Street contains a homogeneous group of residential buildings reflecting the stylistic patterns of the late 19th century. It is a rare surviving example of a residential street in the predominantly industrial building fabric of the historical King-Spadina neighbourhood. Draper Street is an important reminder of the historical development of the former military reserve lands for residential uses.

Other examples of late 19th century residential buildings do survive in King-Spadina. Houses on Adelaide, John, King, Peter, Richmond, Simcoe and Widmer Streets and on Clarence Square are included on the *City of Toronto Inventory of Heritage Properties*. However, they are either isolated in the street or survive in small groups. Draper Street is a virtually intact residential streetscape. As such, it warrants special protection to ensure it is preserved.

The adoption of the Draper Street Heritage Conservation District would implement the intent of the *King-Spadina Official Plan Part II* in maintaining the uniform architecture and physical character of the street.

2. BOUNDARIES:

Boundaries for the study area are shown on Map 1 in Appendix I. The buildings on both sides of Draper Street, extending from #1-29 Draper on the east and #4½-32 Draper on the west, were studied, as well as the property now identified as 500 Front Street West on the northwest corner of Draper. The latter property contained, in 1886, a 2-storey house similar to the surviving building at #1 Draper, opposite. At the north end of the street, the industrial buildings that face north onto Wellington Street West, with sidewalks extending along Draper Street, were not included in the study area.

It is recommended that the boundaries of the Draper Street Heritage Conservation District follow those outlined for the Study Area. The property at #1 Draper anchors the south end of the street. Opposite, the property at 500 Front Street West was originally developed as part of the Draper Street residential streetscape; it should be included in the Heritage Conservation District. Also, inclusion in the Heritage Conservation District would allow this property to be identified in the Guidelines (Section 3, below), thereby providing an opportunity to influence the design for a replacement building in the future.

It is also recommended that the warehouses that abut the north end of Draper Street be excluded from the Heritage Conservation District. Both historically and architecturally, they are identified with the warehouse district that developed along Wellington Street West (formerly Wellington Place) after 1900.

3. GUIDELINES:

The following design guidelines are intended to ensure the preservation of Draper Street's 19th century buildings and features, to encourage restoration of those details, and to manage new change and infill construction so that it respects and complements the original 19th century features. The intent of the guidelines is to ensure that physical changes in the district contribute to and strengthen the character of Draper Street. As guidelines, they are intended to provide assistance in the design and decision-making process.

General guidelines for Draper Street follow. The proximity of the buildings to the street, and the uniformity of roof and building frontage lines contribute to the distinctive character of the district and should be preserved when changes are planned.

The historical buildings within the proposed Heritage Conservation District have been characterized as Building Types A, B or C. Specific guidelines have been developed for each type. Also, specific guidelines have been provided for the possible future redevelopment of the properties at 19 Draper Street and 500 Front Street West. The now vacant lot at #19 Draper previously contained a Type A building. #500 Front, formerly the site of a Type B building, is now occupied by a 20th century commercial structure.

- Heritage Toronto's "Definition of Terms" for preservation work is appended as Attachment IV.

General Guidelines for Historical Buildings:

- (1) Generally, the relationship between the buildings and the streetscape and landscape features within an historical district helps to define the heritage character and therefore should always be respected when alterations are contemplated.
- (2) Generally, any alterations should be consistent with the 19th century character of the existing buildings on the street.
- (3) Generally, do not make alterations to the street façade of the historical building, except where alterations are intended to restore the original appearance of the building.
- (4) Such alterations should use similar colours and finishes to the existing building.
- (5) Surviving historical materials, including roofs, doors, windows, glazing, porches (including steps), wood trim and other details should be repaired rather than replaced where possible.
- (6) Where new features are designed or installed, they should be either an accurate restoration based on historical sources (i.e., photographs or architectural drawings), or a new design that is compatible with the size, scale, material and colour (including paint colours) of the historic building.

- (7) Brickwork used for alterations or additions should match the size, colour, quality and bond of the original brick, and the strength, composition, colour, texture, width and joint profile of the old mortar.
- (8) Brick cladding should not be painted.
- (9) Paint colours for architectural details should replicate the original colour schemes, determined through paint analysis, or should be consistent with documented paint colours from the late 19th century period.
- (10) Alterations for energy efficiency, including windows, should respect the historic fabric of the building.
- (11) Skylights should not be permitted where they would be visible from Draper Street.
- (12) In general, additions should be made at the rear of the property in a manner that is not visible from Draper Street.
- (13) Where additions are made, the massing, fenestration and detail should relate in scale and proportion to, but not necessarily imitate, those of the existing building.
- (14) While interiors are not covered by district designations, interior alterations that may affect the exterior of the building should be reviewed as general alterations or additions.
- (15) Within the Draper Street HCD, buildings identified as Types A, B and C should not be demolished in whole or in part.
- (16) In the event of accidental loss or unavoidable demolition, it is expected that the historical building will be rebuilt according to the specific guidelines for the building type.
- (17) The demolition of the existing building at 500 Front Street West shall be permitted only following the issuance of a building permit for an appropriate replacement structure according to the provisions of the *Ontario Heritage Act* and the *City of Toronto Act*.
- (18) The partial demolition of any building within the Draper Street HCD should be considered as an alteration; generally, alterations should not be made to the street façade of a building, except where such alterations are intended to restore the original appearance of the building.
- (19) Landscaping should be in keeping with the historical character of Draper Street.
- (20) Under the zoning by-law, front yard parking is not permitted; such parking would detract from the historic character of Draper Street.
- (21) Any future changes in street lighting should be made in consultation with the residents of Draper Street.

Specific Guidelines for Type A, B and C Buildings:

Draper Street has three distinct building types which are organized to correspond with the chronological development of the street in 1881-1882, 1886 and 1889. Guidelines for these types are outlined below.

- A map showing the location of Type A, B and C buildings is appended as Appendix I, Map 9.
- Drawings illustrating the design guidelines for Type A, B and C buildings are attached as Appendix III.

(1) Guidelines for Type A Buildings:

Type A Buildings are 1½-storey semi-detached cottages (built in 1881-1882 and 1882) designed in the Second Empire style with mansard roofs and pattern brickwork. Type A Buildings are identified as #3-5, 7-9, 11-13, 15-17, 23-25, 27-29, 4½-4, 8-10, 12-14, and 16-18 Draper Street.

The property at 19 Draper Street, currently a vacant lot, previously contained a Type A building. Specific guidelines have been prepared for this property if it is redeveloped in the future (see page 16).

- In addition to the general guidelines outlined above:
 - (1) The restoration of the foundations, brickwork, bay windows, mansard roofs and chimneys, and the restoration of the porches, iron cresting, doors, and door and window sash (including stained glass transoms) is encouraged.
 - (2) Given the uniformity of Type A buildings, greater attention should be given to the restoration of details such as porches, front steps, bay windows and roofs to reinforce and support the cohesive character of the street.
 - (3) Roof alterations should retain the slope and pitch of the existing mansard roofs.
 - (4) Where the existing roof material is replaced or additions are made, slate should be favoured for roof cladding.
 - (5) To retain the heritage qualities of the semi-detached houses, the neighbours should be encouraged to work together to maintain shared elements, such as porches.
 - (6) Where additions are made to the rear of a property, additions should not extend above the height of the existing ridge of the roof nor be visible from Draper Street.
 - (7) Alterations to the property identified as **#27 Draper** should incorporate the restoration of missing original elements, including the bay window, patterned brickwork, original window and door openings, window and door details, mansard roof with shingles, and other original details.
 - (8) Alterations to the property identified as **#29 Draper Street** should consider the removal of the shopfront addition and the restoration of missing original elements, including the bay window, patterned brickwork, original door and window openings, and window and door details.

(2) Guidelines for Type B Buildings:

Type B Buildings are 2-storey semi-detached houses (built in 1886) designed as Ontario House types with a central gable. A Type B building survives at **#1 (formerly #1-1½) Draper Street**.

The property at 500 Front Street West, currently the site of a single-storey 20th century commercial building, previously contained a Type B building. The current building is not historically significant. Specific guidelines have been prepared for this property if it is redeveloped in the future (see page 16).

- In addition to the general guidelines outlined above:

(1) On #1 Draper, restoration of the foundations, brickwork, bay windows, gable roofs and chimneys, and the restoration of the porches, doors, and door and window sash is encouraged.

(2) Alterations to the property identified as #1 Draper Street should incorporate the removal of the existing paint and wood cladding, and the restoration of missing original elements, including the door openings, window and door details, and other original details.

(3) Roof alterations should retain the slope and pitch of the existing gable roof on #1 Draper nor be visible from Draper Street.

(4) Where the existing roof material is replaced or additions are made, slate should be favoured for roof cladding on #1 Draper.

(5) If an addition is made at the rear (east end) of the property at #1 Draper, any additional height, including mechanical services, should be located at the east end of the site to preserve the existing scale on the Draper Street frontage.

(3) Guidelines for Type C Buildings:

Type C Buildings are the 2½-storey rowhouses (built in 1889) at #20, 22, 24, 26, 28, 30 and 32 Draper Street designed in the Queen Anne style with gable roofs and bay windows.

- In addition to the general guidelines outlined above:

(1) The restoration of the foundations, brickwork, bay windows and gable roofs, and the restoration of the porches, doors, and door and window sash (including stained glass transoms) is encouraged.

(2) Given the uniformity of Type C buildings, greater attention should be given to the restoration of details such as porches, front steps, bay windows and roofs to reinforce and support the cohesive character of the street.

(3) When the existing roof material is replaced or additions are made, slate should be favoured for roof cladding.

(4) To retain the heritage qualities of the rowhouses on Draper Street, the neighbours should be encouraged to work together to maintain shared elements, such as porches.

(5) Where additions are made to the rear of a property, additions should not extend above the height of the existing ridge of the roof nor be visible from Draper Street.

Guidelines for 19 Draper Street:

- (1) If a building is introduced on the currently vacant property at #19 Draper Street, it is important to ensure new construction reflects the setback, height, scale, proportion, materials and detailing of the existing Type A buildings.
- (2) To achieve this, a new building should appear from Draper Street and the rear lots of the adjacent properties as two attached single-family buildings forming a semi-detached house.
- (3) The appearance of a semi-detached house can be achieved both through design consistent with the historical Type A buildings and a possible severance to return #19 Draper to the two lots (#19-21) that once existed (the severance is not imperative, but would continue the pattern existing on the street).
- (4) No vehicular access or driveways should be permitted on the Draper Street frontage where there are no driveways.

Guidelines for 500 Front Street West:

- (1) Any new construction at 500 Front Street West should complement the Draper Street HCD on its Draper Street facade by referring to the scale, materials and detailing of the adjacent historical buildings. The existing building itself is not historically significant.
- (2) For new construction, the building should be of a similar height on the Draper Street end of the property as the height of the adjacent historical buildings for a distance of 3 metres west from Draper Street and act as a progression into the HCD; higher portions of the building, including mechanical services, should be placed on the western portion of the site.
- (3) For new construction, in accommodating the displaced building bulk to the west end of the site as described in #2, the potential for a minor height increase on the western portion of the site will be considered provided:
 - (i) the higher portion of the building is located as noted above, towards the west end of the site;
 - (ii) there are acceptable sun/shadow/privacy impacts as the result of any potential development on the residential properties to the north; and
 - (iii) any additional height results in an appropriate design when viewed from the street (Draper).
- (4) Any new construction should be built with setbacks similar to the existing building at #1 Draper (0 metres to Front Street and 0 metres to Draper Street), in effect acting as a “gateway” to Draper Street and the Draper Street HCD.
- (5) For new construction, vehicular access to the site should be limited to the west end of the site, with ingress and egress from Front Street rather than Draper Street.
- (6) For new construction, surface parking at 500 Front Street West must be screened from Draper Street.

IMPLEMENTATION:**Background:**

Permits for alterations within a Heritage Conservation District will not be issued without a review by Heritage Toronto.

Property owners contemplating changes to their properties are encouraged to contact Heritage Toronto staff for advice and assistance.

Applications for Building Permits:

Application for a building permit is made to the Buildings Department using the standard form. The application must comply with all pertinent City by-laws and building codes. There is no additional fee for a permit in an Heritage Conservation District. However, the permit will be reviewed by Heritage Toronto staff to determine whether it complies with the Heritage Conservation District Guidelines. Staff will approve permits that comply.

Applications for Building Permits that do not comply with the Guidelines

Following application for a building permit, the application is received by Heritage Toronto staff for review and comment.

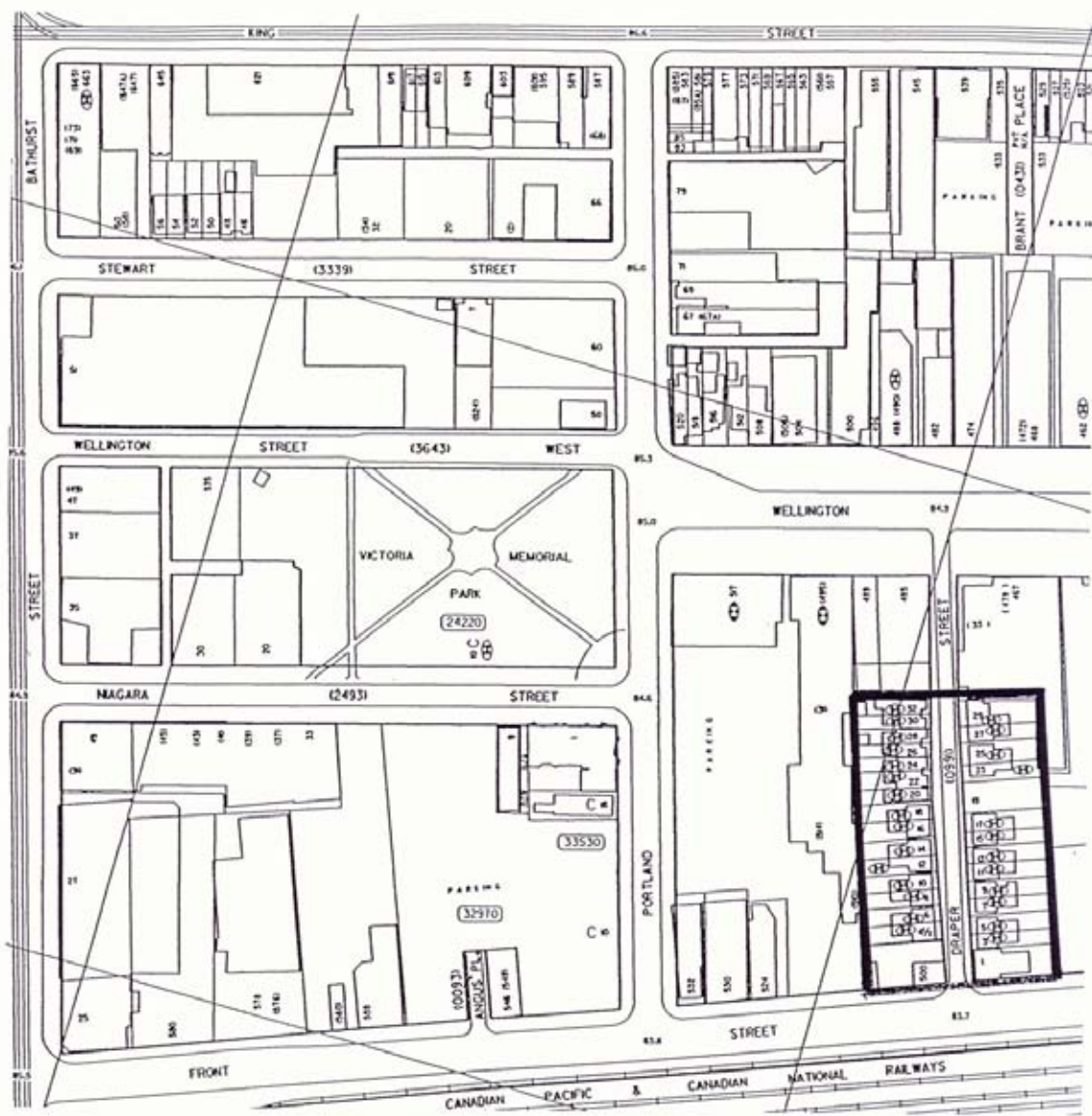
If a proposed change is, in the opinion of Heritage Toronto staff, not in keeping with the Heritage Conservation District Guidelines, the proposed alteration will be reviewed by the Board of Heritage Toronto.

If the Board approves the change, the permit may be issued unless Council determines otherwise.

If the Board of Heritage Toronto does not approve the proposed alteration, the owner can make an application to Toronto City Council according to the provisions of the *Ontario Heritage Act*.

Should Council refuse the proposed alteration, an appeal can be made to the Ontario Municipal Board.

APPENDIX I: DRAPER STREET MAPS



Map 1: Draper Street

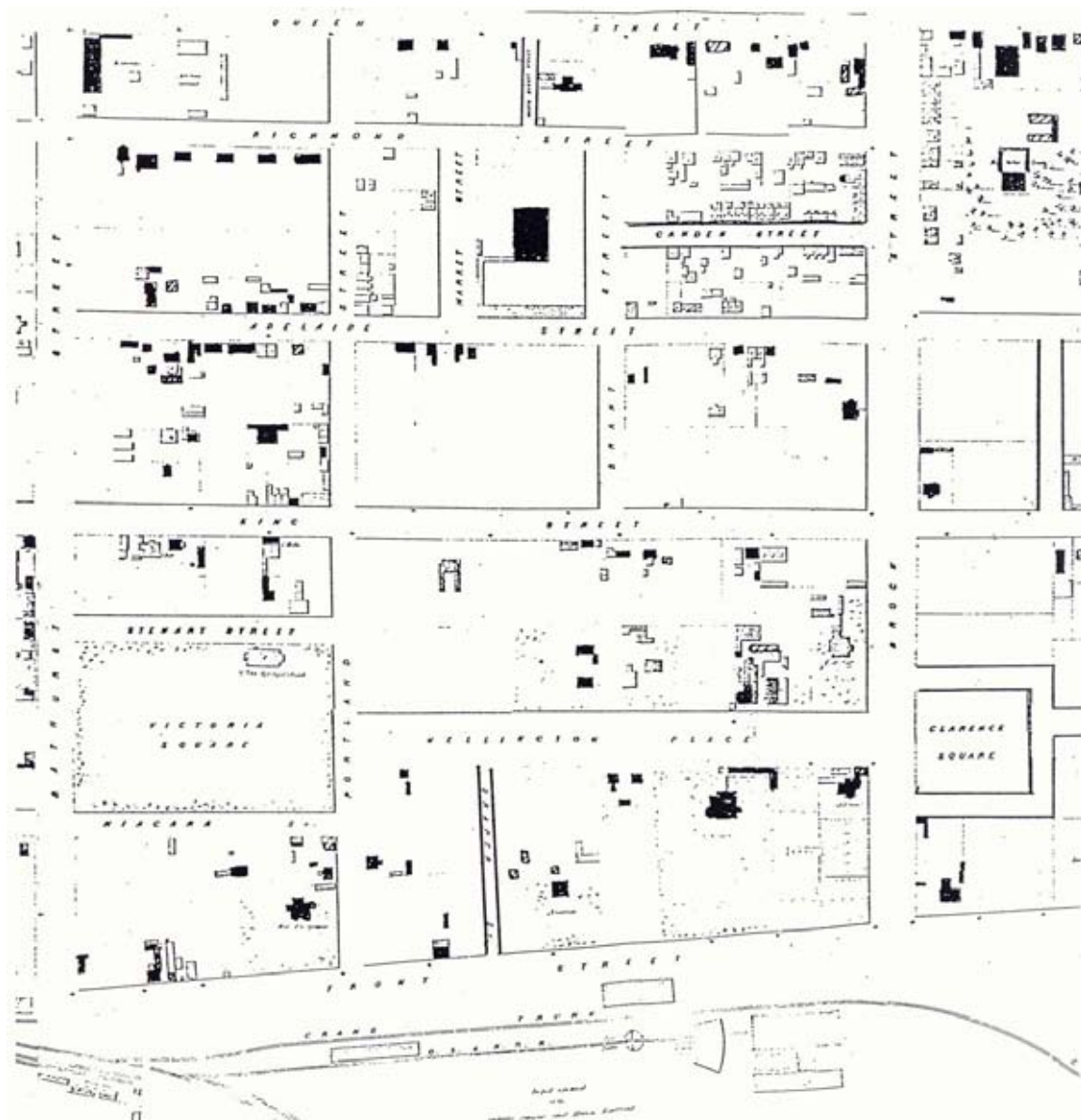
Location Map: showing boundaries of
Draper Street Heritage Conservation District Study Area

O identifies properties included on the *City of Toronto Inventory of Heritage Properties*



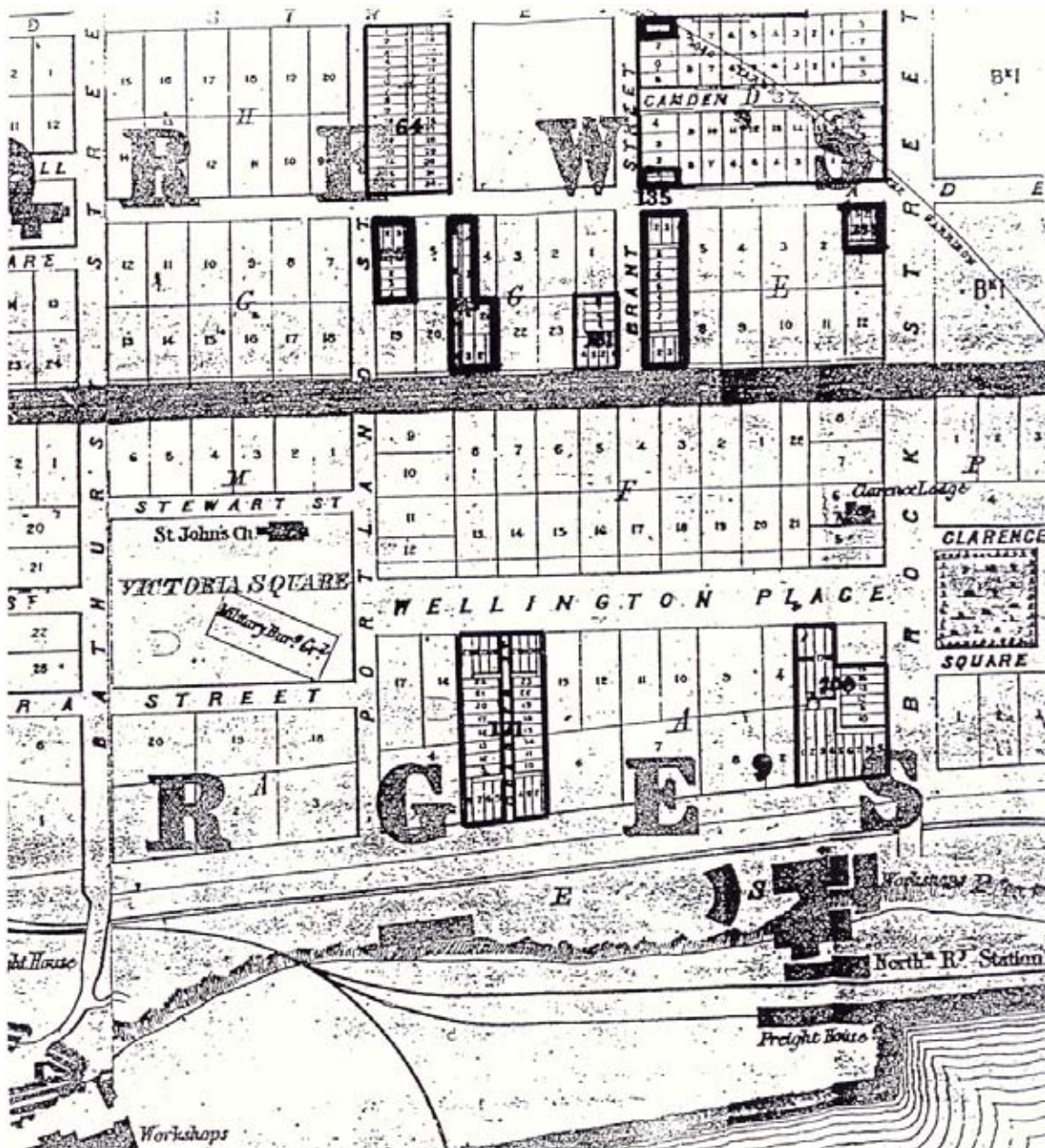
Map 2: Draper Street

Plan of the Military Reserve by William Hawkins, 1837



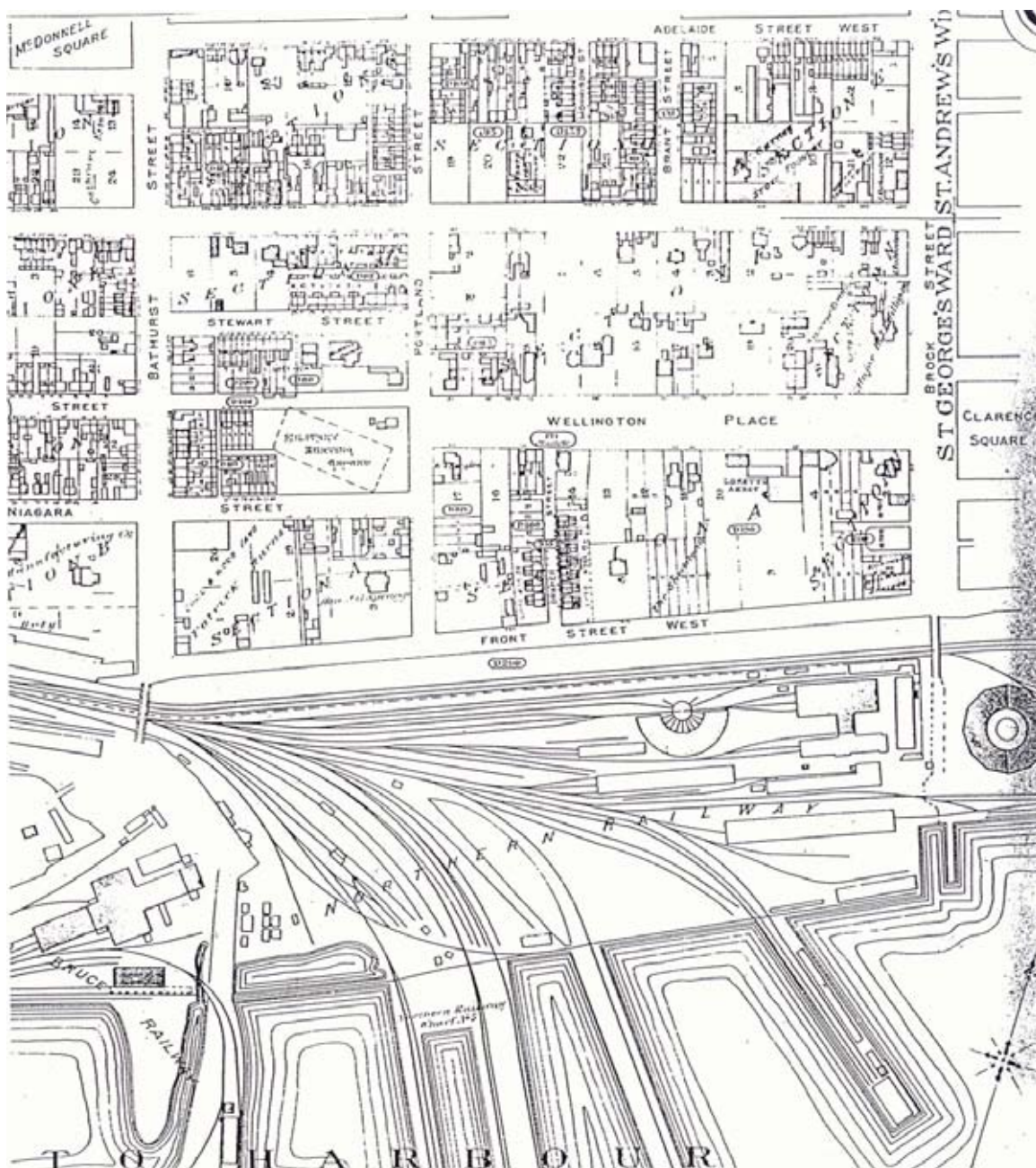
Map 3: Draper Street

Plan of Toronto by Boulton, 1858



Map 4: Draper Street

Plan of the City of Toronto by Browne, 1862



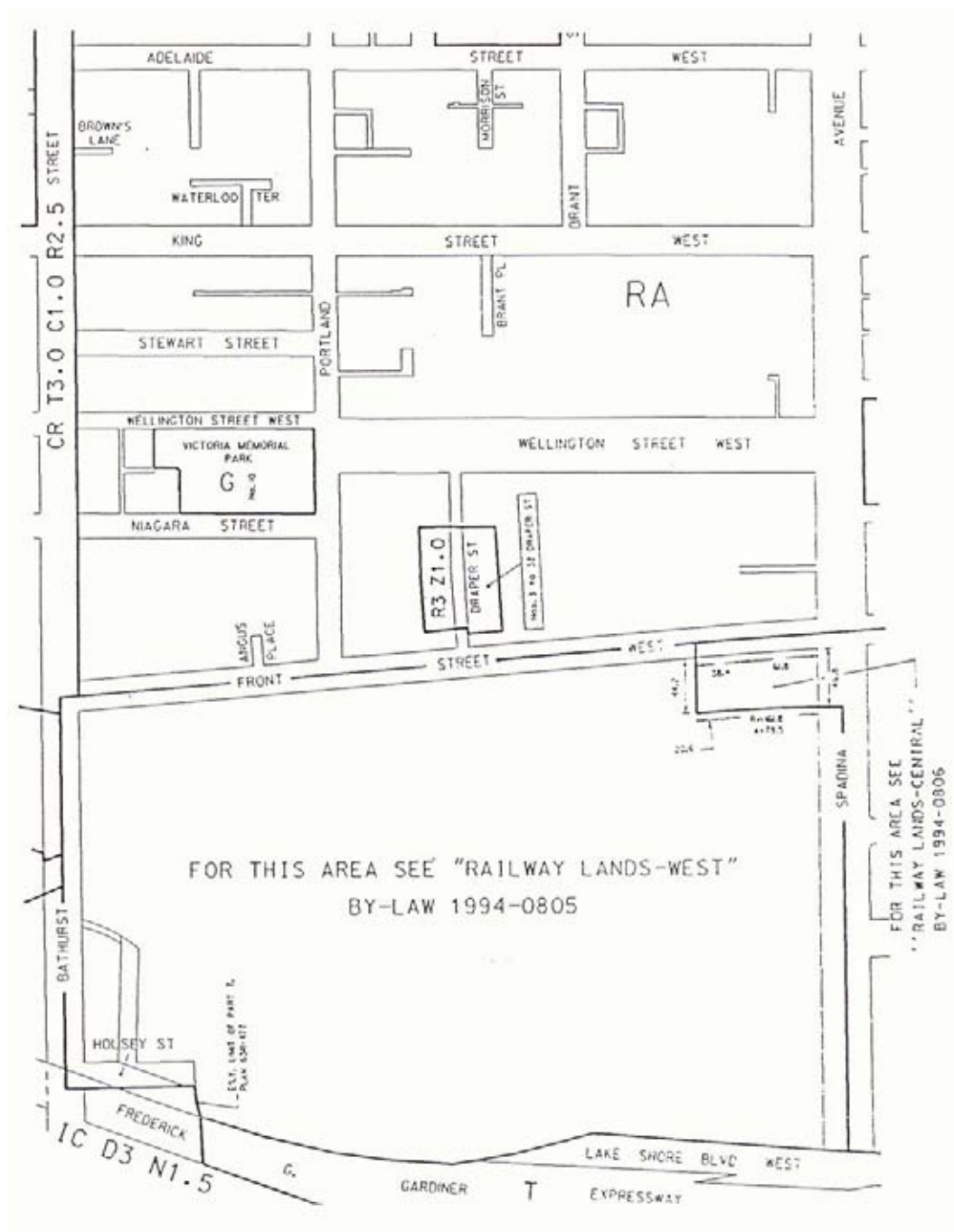
Map 5: Draper Street

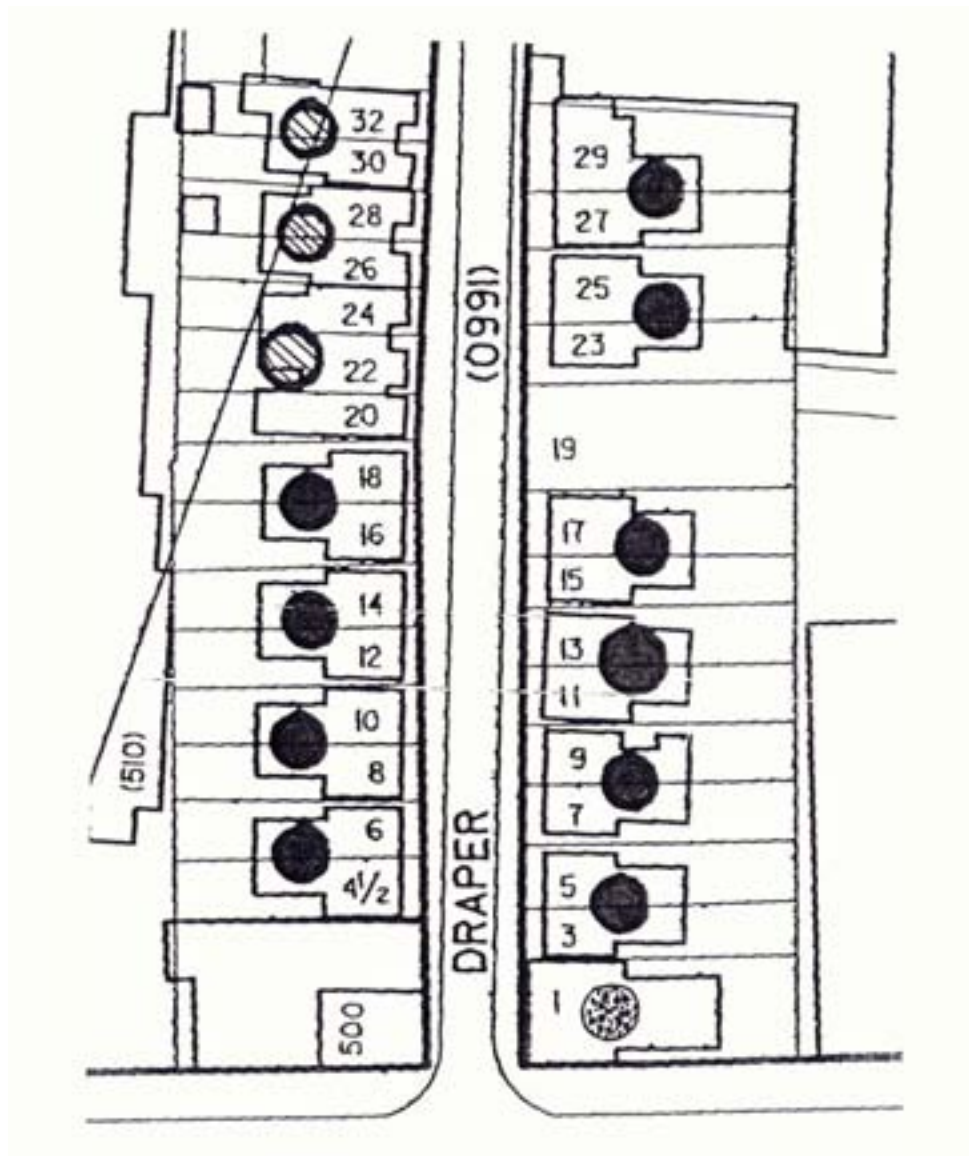
Goad's Atlas, 1884



Map 6: Draper Street




Goad's Atlas, 1890





Map 9: Draper Street

Location of Type A, B and C Buildings

- type A 
- type B 
- type C 

APPENDIX II: DRAPER STREET BUILDING INVENTORY

DRAPER STREET BUILDING INVENTORY

Address:	1 Draper Street (formerly identified as #1-1½ Draper Street; northeast corner of Front Street West and Draper Street)
Construction Date:	1886
Contractor/Builder:	Smith and Simpson
Alterations/Additions:	window sash and entrances altered; brick painted; porches removed; south wall reclad
Original Owner:	Peoples' Loan Company
Original Occupants:	#1: ----- Gallinger (first name illegible; in 1886); #1½: Peter McIntyre (in 1886)
Building Type: *	B: 2-storey Ontario House Type (* Draper Street HCD)

Construction:

In 1886, Smith and Simpson acquired the vacant property at the northeast corner of Draper and Front Streets. They constructed the two-storey brick-and-roughcast semi-detached houses now identified as 1 Draper Street and originally known as #1-1½ Draper. The mortgager then acquired the properties, renting the houses to a series of tenants.

Design:

The two-storey semi-detached houses follow the form of a single Ontario House, a type popularized in the province in the mid-19th century and identified by its central gable peak. With a brick façade and roughcast side and rear (east) walls, the building is covered by a gable roof with end chimneys. The principal (west) façade features a symmetrical arrangement with the paired entrance doors (since altered) centered between single-storey bay windows. Four flat-headed window openings light the upper storey. According to historical records, the property at the northwest corner of Draper and Front Streets (now identified as #500 Front Street West) contained a similar house, demolished in 1938-1939.



DRAPER STREET BUILDING INVENTORY

Address:	3-5 Draper Street (east side, south end)
Construction Date:	1881
Contractor/Builder:	Richard Humphries (attrib.)
Alterations/Additions:	#3 and 5: window sash, transoms and doors replaced; porches removed; keystones and brackets removed from dormers; patterned shingles removed; stone base altered and chimney replaced on #5
Original Owner:	John Madell, developer
Original Occupant:	#3: Thomas Hudson, accountant (in 1882) #5: James Coady, gentleman (in 1882)
Building Type: *	A: 1½-storey Second Empire Style Cottages (* Draper Street HCD)

Construction:

In 1881, developer Jonathan Madell directed the construction of the semi-detached houses at 3-5 Draper Street. Their design is attributed to Richard Humphries (or Humphreys), a builder who produced the near-identical houses on the opposite side of Draper Street (#4-18). Madell transferred the properties to J. S. McMurray who financed the completion of the houses. In 1881, John Canavan, a barrister, acquired the vacant houses in 1881 and began renting them to a series of tenants. The Peoples' Loan Company acquired both properties in 1886. Three years later, Mrs. M. A. Chester of Duluth, Minnesota, owned #3 Draper.

Design:

The 1½-storey cottages display the mansard roofs and round-headed dormer windows with moulded surrounds identified with the Second Empire style introduced to Toronto in the 1870s. Constructed of brick, the houses rise from a stone base with window openings. The principal facades are designed as mirror images and faced with red brick. Firebreak end walls with chimneys are decorated with brick corbels. Contrasting yellow brick is applied for the window panels, drip moulds with keystones, quoins, belt courses (at the base and below the eaves), and for the brick flanking the roof. Entrances with segmental-headed transoms and sidelights (removed on #3) are centered and slightly elevated in the first storey between bay windows. The neighbouring cottages at #7-9 Draper have identical pattern brick detailing. The houses at #3-17, 21-29 and #4-18 Draper display a common height and Second Empire features. They share their setback, brick cladding and pattern of projecting bay windows with the later houses at #20-32 Draper, forming a cohesive group of late-19th century buildings.



DRAPER STREET BUILDING INVENTORY

Address:	7-9 Draper Street (east side, south end)
Construction Date:	1881
Contractor/Builder:	Richard Humphries (attrib.)
Alterations/Additions:	#7 and 9: window sash, transom and doors replaced; sidelights, porches and patterned shingles removed; keystones removed from dormers; chimneys replaced; brackets removed on #7
Original Owner:	Jonathan Madell, developer
Original Occupant:	#7: John J. Dewar, traveler (in 1883) #9: John McMahon, tailor (in 1884)
Building Type: *	A: 1½-storey Second Empire Style Cottages (* Draper Street HCD)

Construction:

In 1881, developer Jonathan Madell directed the construction of the semi-detached houses at 7-9 Draper Street. Their design is attributed to Richard Humphries (or Humphreys), a builder who produced the near-identical houses on the opposite side of Draper Street (#4-18). Madell transferred the properties to J. S. McMurray who financed the completion of the houses. John Canavan, a barrister, acquired the vacant houses in 1881. Five years later, the Peoples' Loan Company held both properties.

Design:

The 1½-storey cottages display the mansard roofs and round-headed dormer windows with moulded surrounds identified with the Second Empire style introduced to Toronto in the 1870s. Constructed of brick, the houses rise from a stone base with window openings. The principal facades are designed as mirror images and faced with red brick. Firebreak end walls with chimneys are decorated with brick corbels. Contrasting yellow brick is applied for the window panels, drip moulds with keystones, quoins, belt courses (at the base and below the eaves), and for the brick flanking the roof. Entrances with segmental-headed transoms are centered and slightly elevated in the first storey between bay windows. The neighbouring cottages at #3-5 Draper have identical pattern brick detailing. The houses at #3-17, 21-29 and #4-18 Draper display a common height and Second Empire features. They share their setback, brick cladding and pattern of projecting bay windows with the later houses at #20-32 Draper, forming a cohesive group of late-19th century buildings.



DRAPER STREET BUILDING INVENTORY

Address:	11-13 Draper Street (east side, midway between Front Street West and Wellington Street West)
Construction Date:	1881
Contractor/Builder:	Richard Humphries (attrib.)
Alterations/Additions:	#11 and 13: window sash, glass inserts and transoms replaced; porches removed
Original Owner:	Jonathan Madell, developer
Original Occupant:	#11: Charles Bingham, printer (in 1882) #13: --- Robertson (first name illegible; in 1882)
Building Type: *	A: 1½-storey Second Empire Style Cottages (* Draper Street HCD)

Construction:

In 1881, developer Jonathan Madell directed the construction of the semi-detached houses at 11-13 Draper Street. Their design is attributed to Richard Humphries (or Humphreys), a builder who produced the near-identical houses on the opposite side of Draper Street (#4-18). The houses were first rented in 1882. The London and Canadian Loan and Agency Company acquired the properties in 1883, selling them to John Rennie, a realtor, the next year. The houses stood vacant at the end of the 1880s. By 1890, #11 was in the hands of the firm of Freeman and Watson, while Dr. Ogden owned but did not occupy #13.

Design:

The 1½-storey cottages display the mansard roofs and round-headed dormer windows with moulded surrounds identified with the Second Empire style introduced to Toronto in the 1870s. Constructed of brick, the houses rise from a stone base with window openings. The principal facades are designed as mirror images and are faced with red brick. Firebreak end walls with chimneys are decorated with brick corbels. Contrasting yellow brick is applied for the window panels, voussoirs, belt courses (at the base and midway through the first storey), cross motifs below the eaves, and for the brick flanking the roof. Entrances are centered and slightly elevated in the first storey between bay windows. The paneled doors are flanked by narrow sidelights and surmounted by segmental-headed transoms. The roofs retain 19th-century patterned shingles. The neighbouring cottages at #15-17 Draper have identical pattern brick detailing. The houses at #3-17, 21-29 and #4-18 Draper display a common height and Second Empire features. They share their setback, brick cladding and pattern of projecting bay windows with the later houses at #20-32 Draper, forming a cohesive group of late-19th century buildings.



DRAPER STREET BUILDING INVENTORY

Address:	15-17 Draper Street (east side, midway between Front Street West and Wellington Street West)
Construction Date:	1881
Contractor/Builder:	Richard Humphries (attrib.)
Alterations/Additions:	#15 and 17: window sash, transoms and glass inserts replaced; porches removed; patterned shingles removed on #15
Original Owner:	Jonathan Madell, developer
Original Occupant:	#15: Margaret Jarvis, widow (in 1882); #17: Clarence McCuaig, boat manager (in 1882)
Building Type: *	A: 1½-storey Second Empire Style Cottages (* Draper Street HCD)

Construction:

In 1881, developer Jonathan Madell directed the construction of the semi-detached houses at 15-17 Draper Street. Their design is attributed to Richard Humphries (or Humphreys), a builder who produced the near-identical houses on the opposite side of Draper Street (#4-18). The London and Canadian Loan and Agency Company acquired the properties in 1883, selling them to realtor John Rennie the next year.

Design:

The 1½-storey cottages display the mansard roofs and round-headed dormer windows with moulded surrounds identified with the Second Empire style introduced to Toronto in the 1870s. Constructed of brick, the houses rise from a stone base with window openings. The principal facades are designed as mirror images and are faced with red brick. Firebreak end walls with chimneys are decorated with brick corbels. Contrasting yellow brick is applied for the window panels, voussoirs, belt courses (at the base and midway through the first storey), cross motifs below the eaves, and for the brick flanking the roof. Entrances are centered and slightly elevated in the first storey between bay windows. The paneled doors with glass inserts are flanked by narrow sidelights and surmounted by segmental-headed transoms. #17 Draper retains its iron cresting, brackets and bargeboard, and 19th-century patterned shingles. The neighbouring cottages at #11-13 Draper have identical pattern brick detailing. The houses at #3-17, 21-29 and #4-18 Draper display a common height and Second Empire features. They share their setback, brick cladding and pattern of projecting bay windows with the later houses at #20-32 Draper, forming a cohesive group of late-19th century buildings.



DRAPER STREET BUILDING INVENTORY

Address:	19 Draper Street (east side, midway between Front Street West and Wellington Street West)
Construction Date:	vacant lot: site of semi-detached houses at 19-21 Draper Street, built 1881
Contractor/Builder:	Richard Humphries (attrib.)
Alterations/Additions:	not applicable
Original Owner:	Jonathan Madell, developer
Original Occupant:	#19: George Hickey, express manager (in 1882); #21: Elspeth Jones, widow (in 1882)
Building Type: *	not applicable; former site of Type A building (* Draper Street HCD)

Construction:

The now vacant property at 19 Draper Street formerly contained semi-detached houses identified as 19-21 Draper Street. According to historical sources, they were built in 1881 with the adjoining cottages at #3-17 and #23-20 Draper Street. Jonathan Madell, a developer, financed the construction of the houses. Like their neighbours, their design is attributed to Richard Humphries (or Humphreys), a builder who produced the near-identical houses on the opposite side of Draper Street (#4-18). The London and Canadian Loan and Agency Company acquired the properties in 1883, selling them to realtor John Rennie in 1884.

The houses at 17-19 Draper Street were demolished in 1941-1942. A factory, initially used by Farrell Plastics Limited, occupied the property from 1950 until 1970.

Design:

A photograph, dated c. 1938, from the City of Toronto Archives confirms that the property originally contained a pair of semi-detached cottages identified as Type A buildings.





Historical photograph of 19-21 Draper Street, circa 1938

DRAPER STREET BUILDING INVENTORY

Address:	23-25 Draper Street (east side, midway between Front Street West and Wellington Street West)
Construction Date:	1881
Contractor/Builder:	Richard Humphries (attrib.)
Alterations/Additions:	#23 and 25: window sash, transoms, sidelights and doors replaced; porches altered; patterned shingles and dormer keystones removed on #23
Original Owner:	Jonathan Madell, developer
Original Occupant:	#23: Mary Anderson, widow (in 1882); #25: Edward Hardman, bridge inspector (in 1882)
Building Type: *	A: 1½-storey Second Empire Style Cottages (* Draper Street HCD)

Construction:

In 1881, developer Jonathan Madell directed the construction of the semi-detached houses at 23-25 Draper Street. Their design is attributed to Richard Humphries (or Humphreys), a builder who produced the near-identical houses on the opposite side of Draper Street (#4-18). John Rennie, a realtor, bought #23 Draper in 1886, while William Lee acquired the property at 25 Draper Street in 1884.

Design:

The 1½-storey cottages display the mansard roofs and round-headed dormer windows with moulded surrounds identified with the Second Empire style introduced to Toronto in the 1870s. Constructed of brick, the houses rise from a stone base with window openings. The principal facades are designed as mirror images and are faced with red brick. Firebreak end walls with chimneys are decorated with brick corbels. Contrasting yellow brick is applied for the window panels, voussoirs, belt courses (at the base and midway through the first storey), cross motifs below the eaves, and for the brick flanking the roof. Entrances with segmental-headed transoms are centered and slightly elevated in the first storey between bay windows. The porches remain, although in altered form. The roof of #25 retains its 19th-century patterned shingles. The houses at #3-17, 21-29 and #4-18 Draper display a common height and Second Empire features. They share their setback, brick cladding and pattern of projecting bay windows with the later houses at #20-32 Draper, forming a cohesive group of late-19th century buildings.



DRAPER STREET BUILDING INVENTORY

Address:	27-29 Draper Street (east side, north end)
Construction Date:	1881
Contractor/Builder:	Richard Humphries (attrib.)
Alterations/Additions:	#27: principal (west) façade refaced, removing all original detailing; #29: transom replaced; commercial shopfront added to 1 st storey
Original Owner:	Jonathan Madell, developer
Original Occupant:	#27: Eugene McLauren, clerk (in 1884); #29: Charles Cluthe, machinist (in 1881)
Building Type: *	A: 1½-storey Second Empire Style Cottages (Draper Street HCD)

Construction:

In 1881, developer Jonathan Madell directed the construction of the semi-detached houses at 27-29 Draper Street. Their design is attributed to Richard Humphries (or Humphreys), a builder who produced the near-identical houses on the opposite side of Draper Street (#4-18). The house at #27 evidently remained vacant until 1884 when it was rented to Eugene McLauren, a clerk. Two years later, William Lee purchased #27. Charles Cluthe, a machinist (born 1845), acquired the property at 29 Draper Street in 1881, selling it to John Pritchard five years later. In 1922, it was the birthplace of Lincoln MacCauley Alexander, the first black Canadian to sit in the House of Commons and the first black Lieutenant-Governor of the Province of Ontario.

Design:

When built, the 1½-storey cottages at 27 and 29 Draper Street displayed the mansard roofs and round-headed dormer windows with moulded surrounds identified with the Second Empire style introduced to Toronto in the 1870s. Constructed of brick, the houses rise from a stone base with window openings. #29 Draper retains its red brick façade, firebreak end wall with a chimney and corbelled brick. The mansard roof retains 19th-century patterned shingles and the brackets and keystone on the dormer. In the lower storey, the entrance is elevated and contains a paneled door with narrow sidelights and a segmental-headed transom. The bay window once found beside the door was replaced by a brick shopfront with a large commercial window and a truncated wall containing an entrance. The adjoining house at #27 has lost its original features with the complete replacement of the principal (west) façade. Despite these alterations, the houses form part of the group of buildings at #3-17, 21-29 and #4-18 Draper sharing a common height, setback and original design.



DRAPER STREET BUILDING INVENTORY

Address: 500 Front Street West (formerly identified as #2-2½ Draper Street; northwest corner of Front Street West and Draper Street)

Construction Date: not applicable; former site of 2-storey house, built 1886

Contractor/Builder: Smith and Simpson

Alterations/Additions: not applicable

Original Owner: Peoples' Loan Company

Original Occupant:s: #2: Robert Preston (1886);
#2½: William Finlayson (1886)

Building Type: * not applicable: former site of Type B building (* Draper Street HCD)

Construction:

In 1886, Smith and Simpson acquired the vacant property at the northwest corner of Draper and Front Streets. According to historical sources, they constructed the two-storey brick-and-roughcast semi-detached houses originally identified as 2-2½ Draper Street and similar to the surviving examples at #1 Draper Street, opposite. The houses stood vacant in 1938 and were demolished by the spring of 1939. The site stood vacant until 1945 when the Majabo Coffee Company opened at 500 Front Street West where it remained until 1974.



Photograph: commercial building at 500 Front Street West,

on site of former semi-detached houses at #2-2½ Draper Street

DRAPER STREET BUILDING INVENTORY

Address:	4½-4 Draper Street (west side, south end)
Construction Date:	1881-1882
Contractor/Builder:	Richard Humphries
Alterations/Additions:	#4½ and 4: window sash and transoms replaced; stone bases altered; keystones removed from dormers; porches and patterned shingles removed; iron railings added; chimneys altered
Original Owner:	Richard Humphries, builder
Original Occupant:	#4½: Thomas Bennett, merchant (in 1883) #4: David Hawley (in 1883)
Building Type: *	A: 1½-storey Second Empire Style Cottages (* Draper Street HCD)

Construction:

Built in 1881, the semi-detached houses at 4½-4 Draper Street were originally known as #4-6 Draper. Richard Humphries (or Humphreys) constructed them as part of a series of semi-detached houses on the west side of Draper Street (#4½-18). The nearly-identical group of houses on the opposite side of Draper (#3-17 and #23-29), dating to 1882, were likely designed by Humphries. His estate retained the houses at 4½-4 Draper, first renting them in 1883. The Peoples' Loan Company, which held the mortgages, took back the properties in 1885. In 1889, Ellen Dyson, who owned the house at #2 Draper, purchased #4.

Design:

The 1½-storey cottages display the mansard roofs and round-headed dormer windows with moulded surrounds identified with the Second Empire style introduced to Toronto in the 1870s. Constructed of brick, the houses rise from a stone base with window openings. The principal facades are designed as mirror images and faced with red brick. Firebreak end walls with chimneys are decorated with brick corbels. Contrasting yellow brick is applied for the window panels, drip moulds with keystones, quoins, belt courses (at the base and below the eaves), and for the brick flanking the roof. Entrances with segmental-headed transoms are centered and slightly elevated in the first storey between bay windows. The neighbouring cottages at #8-18 Draper have identical pattern brick detailing. The houses at #3-17, 21-29 and #4-18 Draper display a common height and Second Empire features. They share their setback, brick cladding and pattern of projecting bay windows with the later houses at #20-32 Draper, forming a cohesive group of late-19th century buildings.



DRAPER STREET BUILDING INVENTORY

Address:	8-10 Draper Street (west side, south end)
Construction Date:	1881-1882
Contractor/Builder:	Richard Humphries
Alterations/Additions:	#8 and 10: window sash and transoms replaced; stone base altered; keystones removed from dormers; porches and patterned shingles removed; chimneys altered; doors and sidelights replaced on #8
Original Owner:	Richard Humphries, builder
Original Occupant:	#8: Alfred Watson, clerk (in 1883); #10: Robert Anderson, clerk (in 1885)
Building Type:	A: 1½-storey Second Empire Style Cottages (* Draper Street HCD)

Construction:

The semi-detached houses at 8-10 Draper Street were built in 1881-1882. Richard Humphries (or Humphreys) constructed them as part of a series of semi-detached houses on the west side of Draper Street (#4½-18). The nearly-identical group of houses on the opposite side of Draper (#3-17 and #23-29), dating to 1881, were likely designed by Humphries. His estate retained the houses at #8-10 Draper. The Peoples' Loan Company, which held the mortgages, took back the properties in 1885.

Design:

The 1½-storey cottages display the mansard roofs and round-headed dormer windows with moulded surrounds identified with the Second Empire style introduced to Toronto in the 1870s. Constructed of brick, the houses rise from a stone base with window openings. The principal facades are designed as mirror images and faced with red brick. Firebreak end walls with chimneys are decorated with brick corbels. Contrasting yellow brick is applied for the window panels, drip moulds with keystones, quoins, belt courses (at the base and below the eaves), and for the brick flanking the roof. Entrances with segmental-headed transoms are centered and slightly elevated in the first storey between bay windows. The narrow sidelights flanking the door survive at #10 Draper. The neighbouring cottages at #4½-4 and #12-18 Draper have identical pattern brick detailing. The houses at #3-17, 21-29 and #4-18 Draper display a common height and Second Empire features. They share their setback, brick cladding and pattern of projecting bay windows with the later houses at #20-32 Draper, forming a cohesive group of late-19th century buildings.



DRAPER STREET BUILDING INVENTORY

Address:	12-14 Draper Street (west side, midway between Front Street West and Wellington Street West)
Construction Date:	1881-1882
Contractor/Builder:	Richard Humphries
Alterations/Additions:	#12 and 14: window sash and transoms replaced; stone base altered; patterned shingles removed; keystones removed from dormers, sidelights removed, base and chimney altered on #12; dormers removed, porch replaced and brick painted on #14
Original Owner:	Richard Humphries, builder
Original Occupant:	#12: Jabez Heigham, clerk (in 1883); #14: Saxton T. Sheppard (in 1883)
Building Type: *	A: 1½-storey Second Empire Style Cottages (* Draper Street HCD)

Construction:

The semi-detached houses at 12-14 Draper Street were built in 1881-1882. Richard Humphries (or Humphreys) constructed them as part of a series of semi-detached houses on the west side of Draper Street (#4½-18). The nearly-identical group of houses on the opposite side of Draper (#3-17 and #23-29), dating to 1881, were likely designed by Humphries. His estate retained the houses at #12-14 until 1886 when the properties were taken back by the Peoples' Loan Company, which held the mortgages.

Design:

The 1½-storey cottages display the mansard roofs identified with the Second Empire style introduced to Toronto in the 1870s. The house at #12 retains its pair of round-headed dormers with moulded surrounds. Constructed of brick, the houses rise from a stone base with window openings. The principal facades are designed as mirror images and faced with red brick. Firebreak end walls with chimneys are decorated with brick corbels. Contrasting yellow brick is applied for the window panels, drip moulds with keystones, quoins, belt courses (at the base and below the eaves), and for the brick flanking the roof. Entrances with segmental-headed transoms are centered and slightly elevated in the first storey between bay windows. The house at #12 retains its porch. The neighbouring cottages at 4½-10 and #16-18 Draper have identical pattern brick detailing. The houses at #3-17, 21-29 and #4-18 Draper display a common height and Second Empire features. They share their setback, brick cladding and pattern of projecting bay windows with the later houses at #20-32 Draper, forming a cohesive group of late-19th century buildings.



DRAPER STREET BUILDING INVENTORY

Address:	16-18 Draper Street (west side, midway between Front Street West and Wellington Street West)
Construction Date:	1881-1882
Contractor/Builder:	Richard Humphries
Alterations/Additions:	#16 and 18: window sash and transoms replaced; keystones on dormers removed; patterned shingles removed; door and chimney altered on #16
Original Owner:	Richard Humphries, builder
Original Occupant:	#16: Colin Postlethwaite, agent (in 1884); #18: John B. Hay, foreman (in 1883)
Building Type: *	A: 1½-storey Second Empire Style Cottages (* Draper Street HCD)

Construction:

The semi-detached houses at 16-18 Draper Street were built in 1881-1882. Richard Humphries (or Humphreys) constructed them as part of a series of semi-detached houses on the west side of Draper Street (#4½-18). The nearly-identical group of houses on the opposite side of Draper (#3-17 and #23-29), dating to 1881, were likely designed by Humphries. His estate retained the houses at #16-18 until 1886 when the properties were taken back by the Peoples' Loan Company, which held the mortgages.

Design:

The 1½-storey cottages display the mansard roofs and round-headed dormers with moulded surrounds identified with the Second Empire style introduced to Toronto in the 1870s. Constructed of brick, the houses rise from a stone base with window openings. The principal facades are designed as mirror images and faced with red brick. Firebreak end walls with chimneys are decorated with brick corbels. Contrasting yellow brick is applied for the window panels, drip moulds with keystones, quoins, belt courses (at the base and below the eaves), and for the brick flanking the roof. Entrances with segmental-headed transoms are centered and slightly elevated in the first storey between bay windows. The cottages retain their porches and share identical pattern brick designs with the neighbouring houses at #4½-14 Draper Street. The houses at #3-17, 21-29 and #4-18 Draper display a common height and Second Empire features. They share their setback, brick cladding and pattern of projecting bay windows with the later houses at #20-32 Draper, forming a cohesive group of late-19th century buildings.



DRAPER STREET BUILDING INVENTORY

Address:	20 Draper Street (west side, midway between Front Street West and Wellington Street)
Construction Date:	1889
Contractor/Builder:	Charles McClelland
Alterations/Additions:	window sash replaced
Original Owner:	John Douglas, barrister
Original Occupant:	John Rigg, engine driver (in 1890)
Building Type: *	C: 2½-storey Queen Anne Style House (* Draper Street HCD)

Construction:

The house at 20 Draper Street was constructed in 1889 as part of a 7-unit rowhouse identified as #20-32 Draper. Charles McClelland built the houses for John Douglas, a Parkdale barrister.

Design:

The 2½-storey rowhouse displays features identified with the Queen Anne style, popularized at the end of the 19th century. Rising from a sandstone base, the building is covered by a gable roof. The walls are constructed of brick and trimmed with brick and sandstone. On the two-bay facade, a 2½-storey bay window is placed beside a central entrance with a window above. The bay window is covered by a gable roof with decorative woodwork featuring carved brackets and finials. The panelled wood door with its flat transom is protected by an open single-storey porch with a shed roof, turned posts, carved brackets and scrollwork. Segmental-headed window openings have brick voussoirs and sandstone sills. #20 shares its height and architectural features with the neighbouring houses at #22-32 Draper. The row of 2½-storey houses at #20-32 Draper has its setback and pattern of projecting bay windows in common with the earlier cottages on the street, forming a cohesive group of late-19th century buildings.



DRAPER STREET BUILDING INVENTORY

Address:	22 Draper Street (west side, midway between Front Street West and Wellington Street West)
Construction Date:	1889
Contractor/Builder:	Charles McClelland
Alterations/Additions:	window sash replaced; brick painted; chimney altered
Original Owner:	John Douglas, barrister
Original Occupant:	Elizabeth Riordan, widow (in 1890)
Building Type: *	C: 2½-storey Queen Anne Style House (* Draper Street HCD)

Construction:

The house at 22 Draper Street was constructed in 1889 as part of a 7-unit rowhouse identified as #20-32 Draper. Charles McClelland built the houses for John Douglas, a Parkdale barrister

Design:

The 2½-storey rowhouse displays features identified with the Queen Anne style, popularized at the end of the 19th century. Rising from a sandstone base, the building is covered by a gable roof. The walls are constructed of brick and trimmed with brick and sandstone. On the two-bay facade, a 2½-storey bay window is placed beside a central entrance with a window above. The bay window is covered by a gable roof with decorative woodwork featuring carved brackets and finials. The panelled wood door with its flat transom is protected by an open single-storey porch with a shed roof, turned posts, carved brackets and scrollwork. Segmental-headed window openings have brick voussoirs and sandstone sills. #22 Draper shares its height and architectural features with the adjoining houses at #20 and #24-32 Draper. The row of 2½-storey houses at #20-32 Draper has its setback and pattern of projecting bay windows in common with the earlier cottages on the street, forming a cohesive group of late-19th century buildings.

#22 Draper



#24 Draper

DRAPER STREET BUILDING INVENTORY

Address:	24 Draper Street (west side, midway between Front Street West and Wellington Street West)
Construction Date:	1889
Contractor/Builder:	Charles McClelland
Alterations/Additions:	window sash replaced; brick painted
Original Owner:	John Douglas, barrister
Original Occupant:	Emma Lorden, widow (in 1890)
Building Type: *	C: 2½-storey Queen Anne Style House (* Draper Street HCD)

Construction:

The house at 24 Draper Street was constructed in 1889 as part of a 7-unit rowhouse at #20-32 Draper. Charles McClelland built the houses for John Douglas, a Parkdale barrister

Design:

The 2½-storey house displays features identified with the Queen Anne style, popularized at the end of the 19th century. Rising from a sandstone base, the building is covered by a gable roof. The walls are constructed of brick and trimmed with brick and sandstone. On the two-bay facade, a 2½-storey bay window is placed beside a central entrance with a window above. The bay window is covered by a gable roof with decorative woodwork featuring carved brackets and finials. The panelled wood door with its flat transom is protected by an open single-storey porch with a shed roof, turned posts, carved brackets and scrollwork. Segmental-headed window openings have brick voussoirs and sandstone sills. #24 Draper shares its height and architectural features with the adjoining houses at #20-22 and #26-32 Draper. The row of 2½-storey houses at #20-32 Draper has its setback and pattern of projecting bay windows in common with the earlier cottages on the street, forming a cohesive group of late-19th century buildings.

For photograph, see #22 Draper Street

DRAPER STREET BUILDING INVENTORY

Address:	26 Draper Street (west side, midway between Front Street West and Wellington Street West)
Construction Date:	1889
Contractor/Builder:	Charles McClelland
Alterations/Additions:	window sash replaced; porches removed
Original Owner:	John Douglas, barrister
Original Occupant:	Robert Brown, labourer (in 1890)
Building Type: *	C: 2½-storey Queen Anne Style House (* Draper Street HCD)

Construction:

The house at 26 Draper Street was constructed in 1889 as part of a 7-unit rowhouse at #20-32 Draper. Charles McClelland built the houses for John Douglas, a Parkdale barrister.

Design:

The 2½-storey house displays features identified with the Queen Anne style, popularized at the end of the 19th century. Rising from a sandstone base, the building is covered by a gable roof. The walls are constructed of brick and trimmed with brick and sandstone. On the two-bay facade, a 2½-storey bay window is placed beside a central entrance with a window above. The bay window is covered by a gable roof with decorative woodwork featuring carved brackets and finials. The panelled wood door with its flat transom is currently missing its porch. Segmental-headed window openings have brick voussoirs and sandstone sills. #26 Draper shares its height and architectural features with the adjoining houses at #20-24 and #28-32 Draper. The row of 2½-storey houses at #20-32 Draper has its setback and pattern of projecting bay windows in common with the earlier cottages on the street, forming a cohesive group of late-19th century buildings.



#26 Draper

28 Draper

DRAPER STREET BUILDING INVENTORY

Address:	28 Draper Street (west side, midway between Front Street West and Wellington Street West)
Construction Date:	1889
Contractor/Builder:	Charles McClelland
Alterations/Additions:	window sash replaced; porches removed; decorative woodwork and chimney altered
Original Owner:	John Douglas, barrister
Original Occupant:	William Dockriel, passenger agent (in 1890)
Building Type: *	C: 2½-storey Queen Anne Style Houses (* Draper Street HCD)

Construction:

The house at 28 Draper Street was constructed in 1889 as part of a 7-unit rowhouse at #20-32 Draper. Charles McClelland built the houses for John Douglas, a Parkdale barrister

Design:

The 2½-storey house displays features identified with the Queen Anne style, popularized at the end of the 19th century. Rising from a sandstone base, the building is covered by a gable roof. The walls are constructed of brick and trimmed with brick and sandstone. On the two-bay facade, a 2½-storey bay window is placed beside a central entrance with a window above. The bay window is covered by a gable roof with decorative woodwork featuring carved brackets and finials. The panelled wood door with its flat transom is currently missing its porch. Segmental-headed window openings have brick voussoirs and sandstone sills. #28 Draper shares its height and architectural features with the adjoining houses at #20-26 and #30-32 Draper. The row of 2½-storey houses at #20-32 Draper has its setback and pattern of projecting bay windows in common with the earlier cottages on the street, forming a cohesive group of late-19th century buildings.

For photograph, see #26 Draper Street

DRAPER STREET BUILDING INVENTORY

Address:	30 Draper Street (west side, north end)
Construction Date:	1889
Contractor/Builder:	unknown
Alterations/Additions:	window sash replaced
Original Owner:	John Douglas
Original Occupant:	George Heath, labourer (in 1890)
Building Type: *	C: 2½-storey Queen Anne Style House (* Draper Street HCD)

Construction:

The house at 30 Draper Street was constructed in 1889 as part of a 7-unit rowhouse. Charles McClelland built the houses for John Douglas, a Parkdale barrister.

Design:

The 2½-storey house displays features identified with the Queen Anne style, popularized at the end of the 19th century. Rising from a sandstone base, the building is covered by a gable roof. The walls are constructed of brick and trimmed with brick and sandstone. On the two-bay facade, a 2½-storey bay window is placed beside a central entrance with a window above. The bay window is covered by a gable roof with decorative woodwork featuring carved brackets and finials. The panelled wood door with its flat transom is protected by an open single-storey porch with a shed roof, turned posts, carved brackets and scrollwork. Segmental-headed window openings have brick voussoirs and sandstone sills. #30 Draper Street shares its height and architectural features with the adjoining houses at #20-28 and #32 Draper. The row of 2½-storey houses at #20-32 Draper has its setback and pattern of projecting bay windows in common with the earlier cottages on the street, forming a cohesive group of late-19th century buildings.



#30 Draper

#32 Draper

DRAPER STREET BUILDING INVENTORY

Address:	32 Draper Street (west side, north end)
Construction Date:	1889
Contractor/Builder:	unknown
Alterations/Additions:	window sash and door replaced; chimney altered; skylight added
Original Owner:	John Douglas
Original Occupant:	Richard Walsh, traveler (in 1890)
Building Type: *	C: 2½-storey Queen Anne Style House (* Draper Street HCD)

Construction:

The house at 32 Draper Street was constructed in 1889 as part of a 7-unit rowhouse at #20-32 Draper. Charles McClelland built the houses for John Douglas, a Parkdale barrister.

Design:

The 2½-storey house displays features identified with the Queen Anne style, popularized at the end of the 19th century. Rising from a sandstone base, the building is covered by a gable roof. The walls are constructed of brick and trimmed with brick and sandstone. On the two-bay facade, a 2½-storey bay window is placed beside a central entrance with a window above. The bay window is covered by a gable roof with decorative woodwork featuring carved brackets and finials. The panelled wood door with its flat transom is protected by an open single-storey porch with a shed roof, turned posts, carved brackets and scrollwork. Segmental-headed window openings have brick voussoirs and sandstone sills. #32 Draper Street shares its height and architectural features with the adjoining houses at #20-30 Draper. The row of 2½-storey houses at #20-32 Draper has its setback and pattern of projecting bay windows in common with the earlier cottages on the street, forming a cohesive group of late-19th century buildings.

For photograph, see #30 Draper Street

**APPENDIX III: DRAPER STREET DESIGN GUIDELINES
(illustrations)**

TYPE 'A' BUILDINGS: DRAPER STREET

Heritage features identified for restoration:

Iron cresting on roofs

Mansard roofs with patterned slate shingles

Original window openings with wood-crafted detailing and glazing

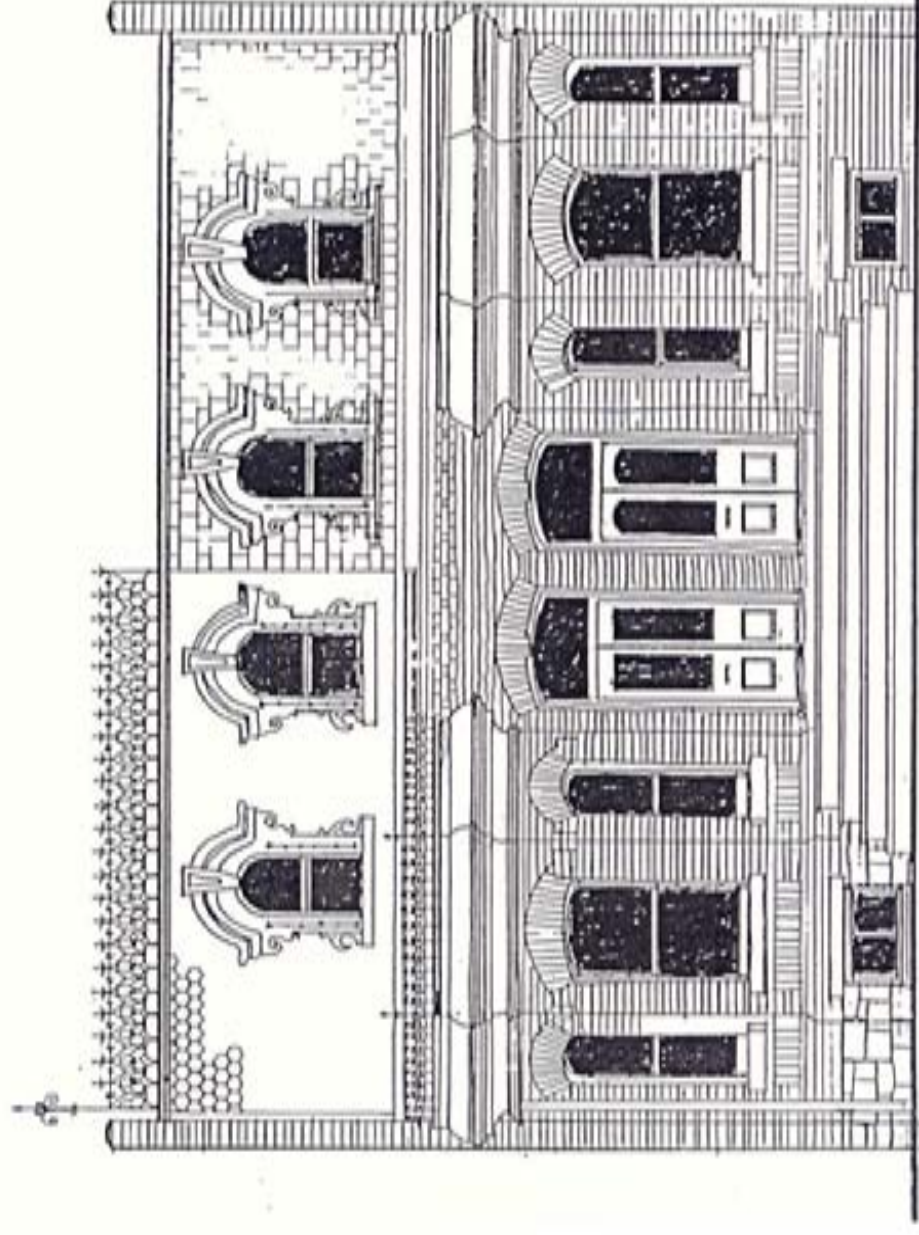
Bay windows with iron cresting

Patterned brickwork over door and window openings and above entrances

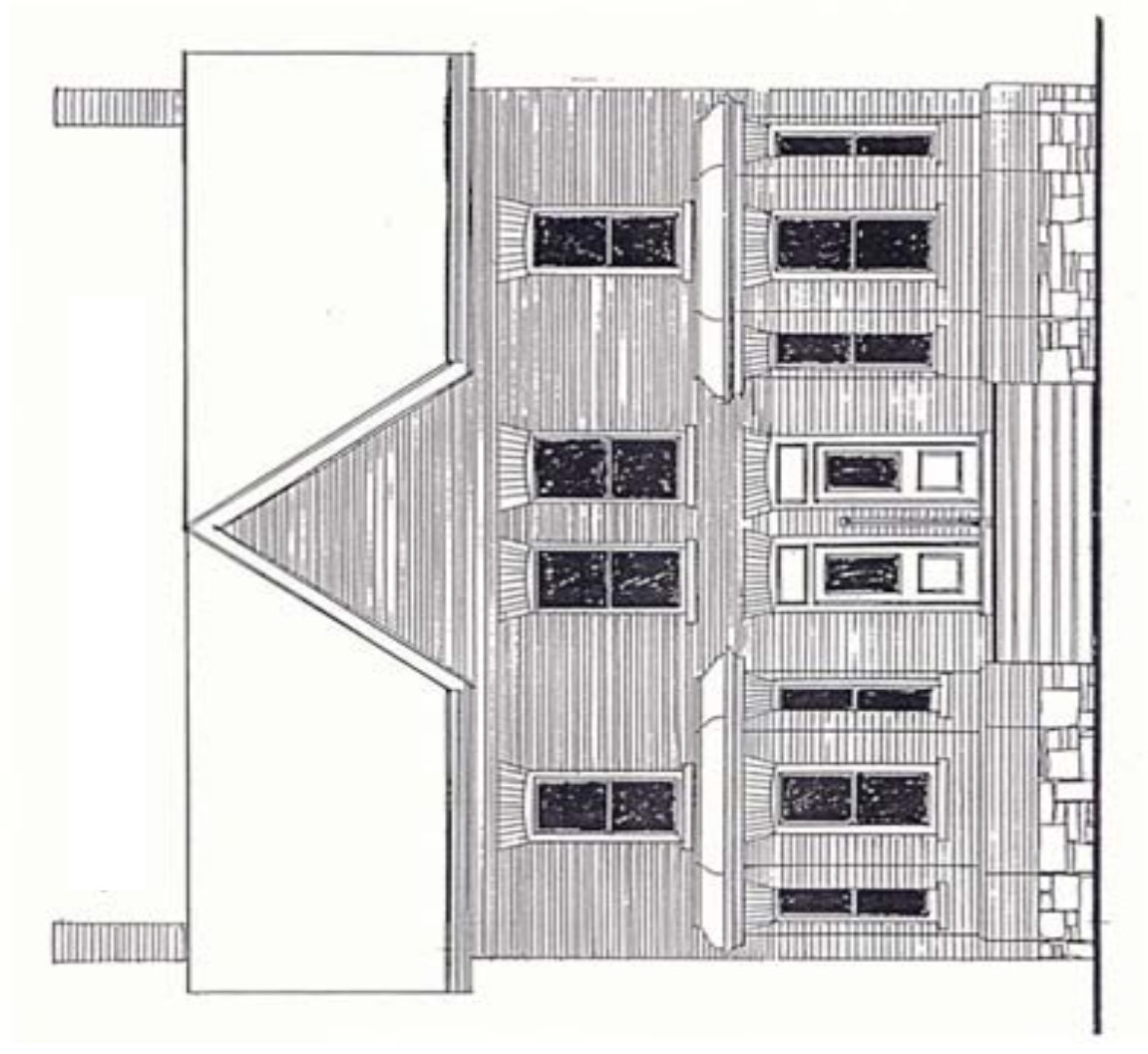
Original door openings with panelled wood doors and stained glass transoms

Entrances with steps and porches (where existed)

Foundations



TYPE 'B' BUILDINGS: DRAPER STREET



Heritage features identified for restoration:

Gable roofs with slate cladding and end chimneys

Original window openings with brick detailing and glazing

Bay windows with brick detailing

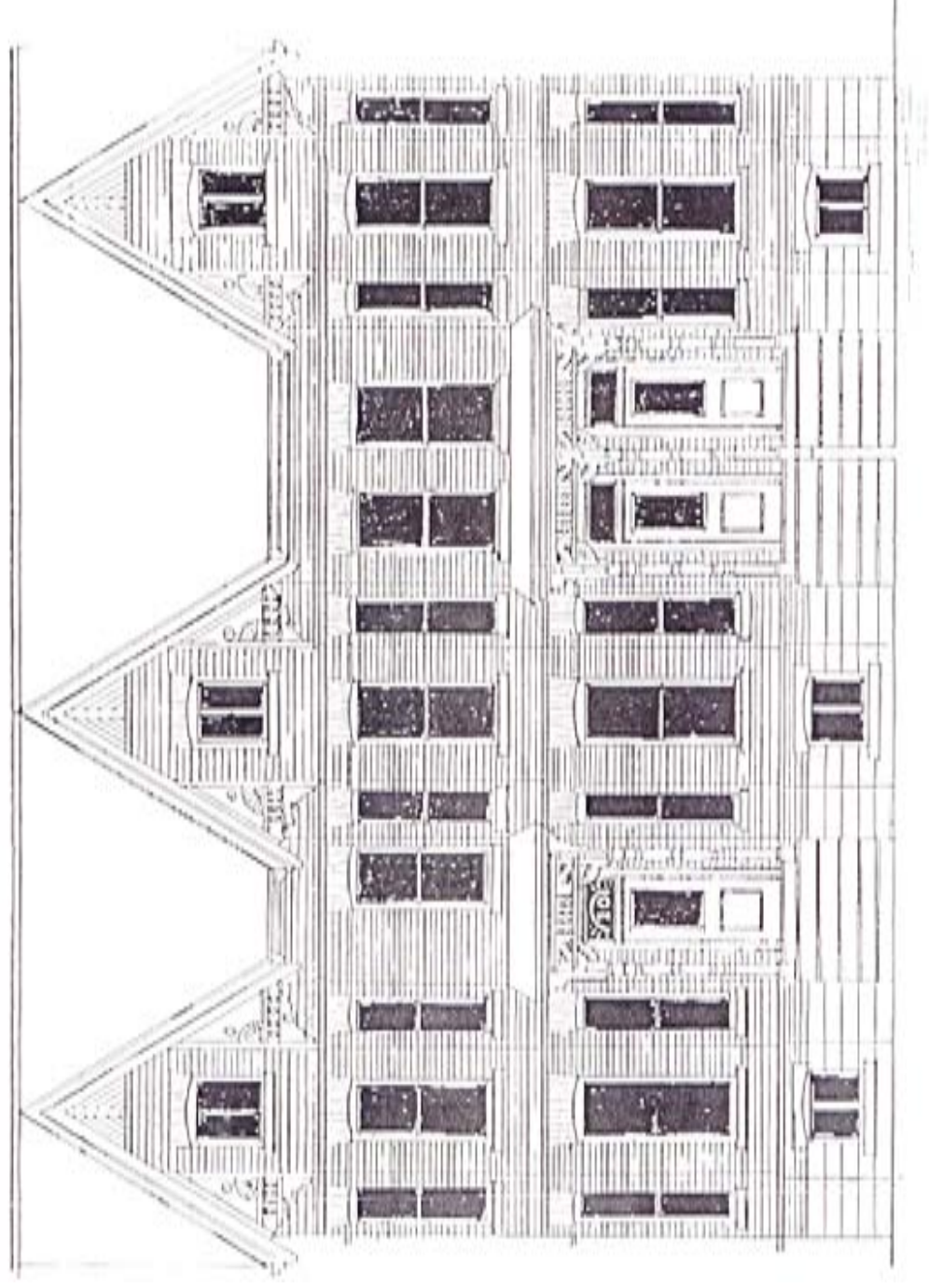
Original door openings with panelled wood doors and stained glass transoms

Entrances with steps and porches (where existed)

Foundations

TYPE 'C' BUILDINGS: DRAPER STREET

Heritage features identified for restoration:



Gable roofs with slate cladding

Wood detailing in gables

Original window openings with
brick detailing and glazing

Bay windows with brick detailing

Original door openings with
panelled wood doors and
stained glass transoms

Entrances with steps and
wood porches

Foundations

APPENDIX IV: “DEFINITION OF TERMS”

**FROM HERITAGE TORONTO’S POLICIES AND PROCEDURES
RELATING TO HISTORICAL PRESERVATION ISSUES**

Toronto Historical Board

HISTORICAL PRESERVATION DIVISION

Definition of Terms

INTRODUCTION

In the day-to-day operations of the Historical Preservation Division, a number of terms are commonly used to describe certain aspects of preservation work. The following definitions are based on similar wording used by other organizations but have been phrased to represent more closely the work of the Toronto Historical Board.

1. **Alteration** refers to the modification of a building in a way that might affect the structure through change to accommodate new uses and requirements for such items as life safety, disabled access, energy conservation, and servicing, while still retaining some original or restored architectural elements or features.
2. **Conservation** is the act or process that requires a scientific and research oriented approach to the preservation, repair, and reconditioning of the heritage fabric of a building or site so as to diminish or prevent deterioration.
3. **Heritage Fabric** refers to original materials and elements still intact, and those particular features of a building which provide visible evidence of its architectural value and historical significance.
4. **Intervention** is a deliberate act or process undertaken in order to make change, or resist change, where there is a threat that would eliminate a resource of architectural or historical value.
5. **Landmark** is a prominent building, structure or site with distinguishing features, individuality and integrity in its own area or in the broader context of the City.
6. **Preservation** is the act or process of applying measures to sustain or retain a building, site (or object) in a stable state without significantly affecting the integrity of its heritage fabric, environment, or appearance.

7. **Reconstruction** is the act or process of recreating to original appearance a previously demolished or irreversibly deteriorated structure, substantially with original materials on the original or new site.
8. **Redevelopment** is the process of bringing a vacant or underutilized building and its site to new use through the construction of additional new buildings and/or additions to the existing buildings.
9. **Rehabilitation** is the act or process of modifying a building to contemporary functional standards, possibly involving adaption to a new use through retrofit and alteration, while still retaining features of architectural and historical value.
10. **Relocation** refers to the moving of an existing building or portion thereof from its original site and re-erecting it on a new site.
11. **Renovation** is the act or process of bringing new life to an existing building by repair, servicing and renewal of structure and detail, and/or remodelling of interiors.
12. **Repair** means to do what is necessary to renew or replace a portion of a building, element or detail for the purposes of maintaining its quality and future existence.
13. **Restoration** is the act or process of accurately bringing back an existing building or site to a known original state at a particular period of time by replacement, repair, or reproducing missing elements without introducing new types of materials or changing the design.
14. **Stabilization** is an act or process required to make an unsafe or deteriorated building structurally sound and weather-resistant with minimal change to its existing form or architectural and historical value.

APPENDIX V: BIBLIOGRAPHY

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