

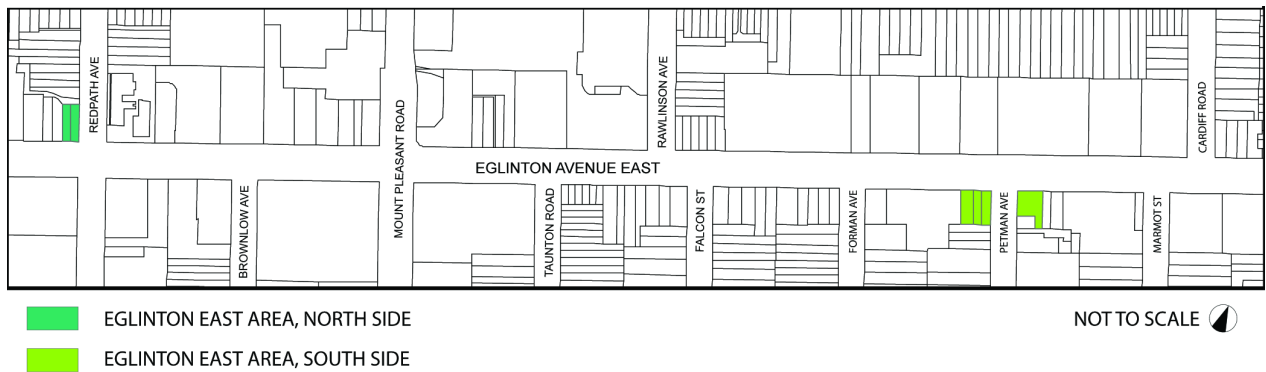
**EGLINTON EAST AREA**

**Eglinton East Area, North Side**

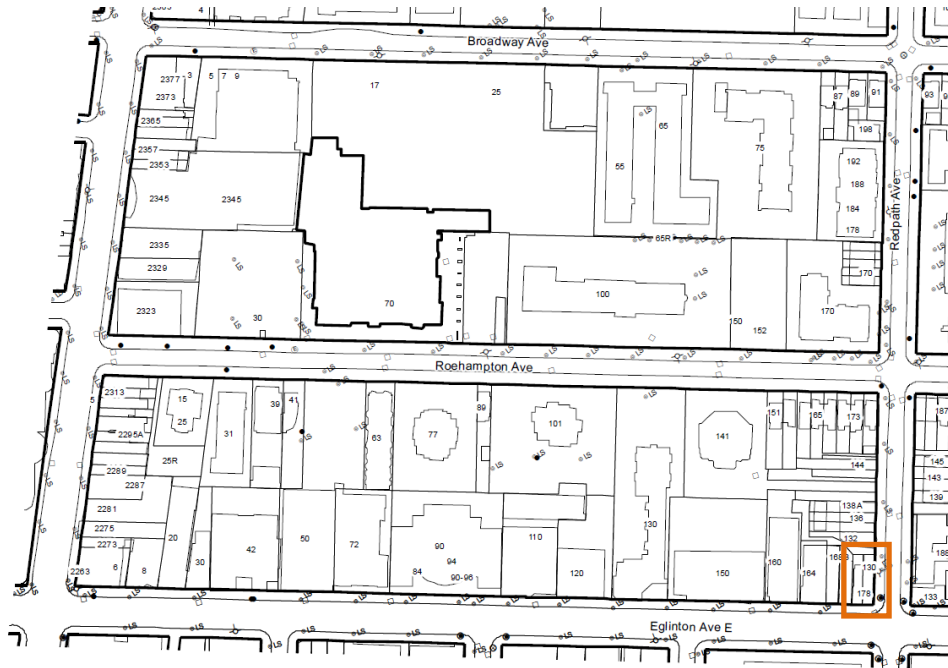
174 & 180 Eglinton Avenue East

**Eglinton East Area, South Side**

379 Eglinton Avenue East  
381 Eglinton Avenue East  
383 Eglinton Avenue East  
393 Eglinton Avenue East



# LOCATION MAP AND PHOTOGRAPH 174 AND 180 EGLINTON AVENUE EAST



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 174 and 180 Eglinton Avenue East are outlined.



174 and 180 Eglinton Avenue East (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 174 AND 180 EGLINTON AVENUE EAST REASONS FOR INCLUSION)

The properties at 174 and 180 Eglinton Avenue East (including the entrance address at 130 Redpath Avenue) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The properties at 174 and 180 Eglinton Avenue East are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Eglinton Avenue East, east of Yonge Street, in North Toronto.

Located on the northwest corner of Redpath Avenue, the adjoining properties at 174 and 180 Eglinton Avenue East contain a pair of two-storey commercial buildings dating to 1925 according to the City Directory.

### Statement of Significance

The properties at 174 and 180 Eglinton Avenue East have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the dentilled cornices typical of those dating to the interwar era in North Toronto.

Contextually, the properties at 174 and 180 Eglinton Avenue East are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare east of Yonge Street as a prominent "Main Street" in North Toronto. The buildings at 174 and 180 Eglinton Avenue East are historically, visually and physically linked to their setting on the northwest corner of Redpath Avenue where they are part of a contiguous row of commercial buildings with a shared setback.

### Heritage Attributes

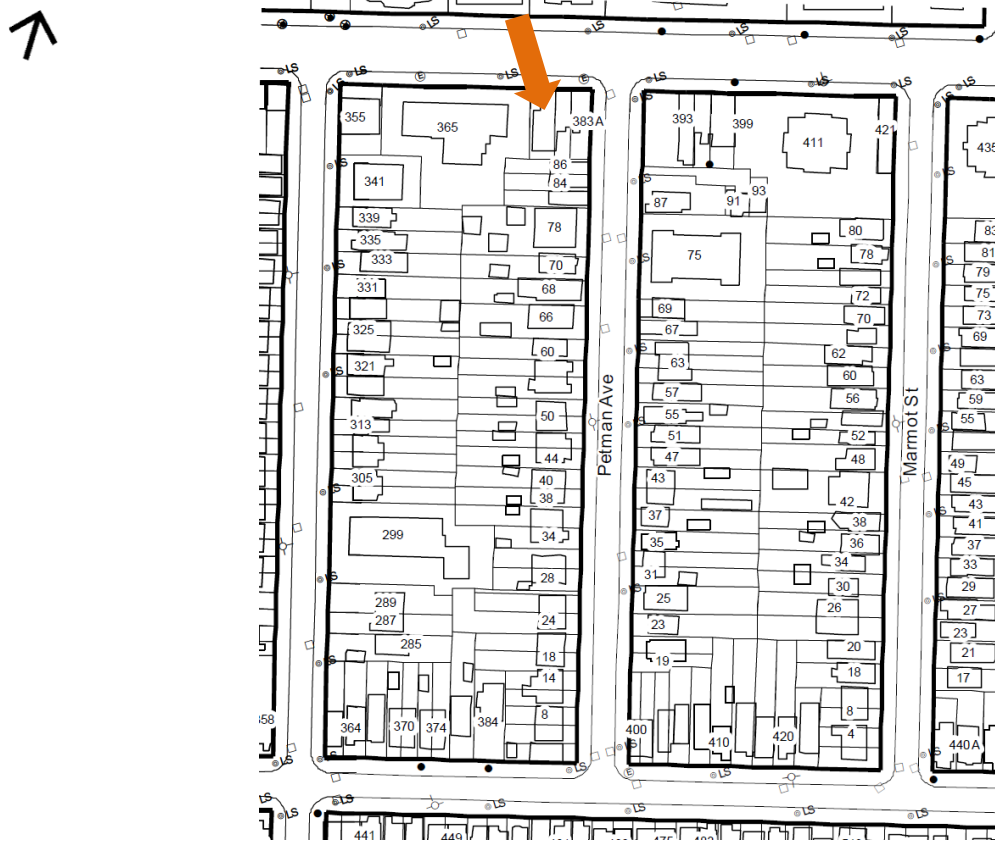
The heritage attributes of the commercial buildings at 174 and 180 Eglinton Avenue East are:

- The setback, placement and orientation of the buildings on the northwest corner of Eglinton Avenue East and Redpath Avenue where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the piers, coping and cornices with dentils on the south elevations
- The materials, with the brick cladding and the brick and stone detailing (the exterior has been painted)
- The principal (south) elevations on Eglinton Avenue East where, above the first (ground) floor storefronts and entrances (which have been altered), the second floor contains pairs of segmental-arched window openings
- On the building at 180 Eglinton Avenue East, the segmental-arched window openings in both stories on the east side elevation facing Redpath Avenue

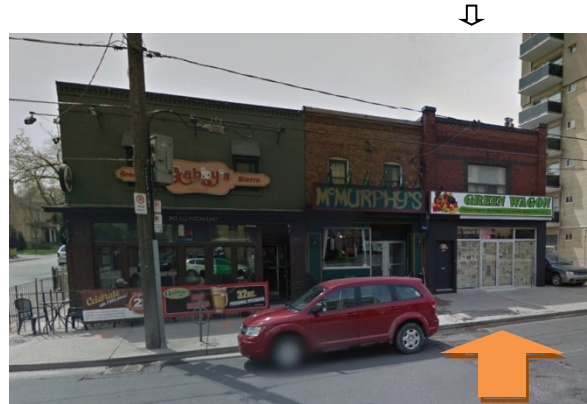
Note: the west side elevation of the building at 174 Eglinton Avenue East adjoins the neighbouring building. The rear (north) elevations and the rear additions of the buildings at 174 and 180 Eglinton Avenue East, which are viewed from Redpath Avenue, are not identified as heritage attributes.

**LOCATION MAP AND PHOTOGRAPH**

**379 EGLINTON AVENUE EAST**



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 379 Eglinton Avenue East.



379 Eglinton Avenue East (Heritage Preservation Services, 2017, left, and Google Street View, 2015, right)

## STATEMENT OF SIGNIFICANCE: 379 EGLINTON AVENUE EAST (REASONS FOR INCLUSION)

The property at 379 Eglinton Avenue East is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The property at 379 Eglinton Avenue East is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and inclusion on the City's Heritage Register, including properties on Eglinton Avenue East, east of Yonge Street, in North Toronto.

Located on the south side of the street between Forman and Petman avenues, the property at 379 Eglinton Avenue East contains a two-storey commercial building that was first recorded in the City Directory in 1935.

### Statement of Significance

The property at 379 Eglinton Avenue East has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the property at 379 Eglinton Avenue East is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare east of Yonge Street as a prominent "Main Street" in North Toronto. The building at 379 Eglinton Avenue East is historically, visually and physically linked to its setting on the south side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Forman and Petman avenues.

### Heritage Attributes

The heritage attributes of the building at 379 Eglinton Avenue East are:

- The setback, placement and orientation of the building on the south side of the street between Forman and Petman avenues where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan

- The flat roofline with the piers, corbelled brickwork and brick band course on the north elevation
- The materials, with the red brick cladding and detailing
- The principal (north) elevation on Eglinton Avenue East where, above the first (ground) floor storefront and entrances (which have been altered), the second floor contains a single flat-headed window opening with a brick surround

Note: the east side elevation adjoins the neighbouring building. No heritage attributes are identified on the west side elevation or the rear (south) elevation.

# LOCATION MAP AND PHOTOGRAPH

# 381 EGLINTON AVENUE EAST



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 381 Eglinton Avenue East.



381 Eglinton Avenue East (Heritage Preservation Services, 2017, left; and Google Street View, 2015, right)



## STATEMENT OF SIGNIFICANCE: 381 EGLINTON AVENUE EAST (REASONS FOR INCLUSION)

The property at 381 Eglinton Avenue East is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The property at 381 Eglinton Avenue East is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and inclusion on the City's Heritage Register, including properties on Eglinton Avenue East, east of Yonge Street, in North Toronto.

Located on the south side of the street between Forman and Petman avenues, the property at 381 Eglinton Avenue East contains a two-storey commercial building that was first recorded in the City of Toronto Directory in 1925.

### Statement of Significance

The property at 381 Eglinton Avenue East has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the property at 381 Eglinton Avenue East is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare east of Yonge Street as a prominent "Main Street" in North Toronto. The building at 379 Eglinton Avenue East is historically, visually and physically linked to its setting on the south side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Forman and Petman avenues.

### Heritage Attributes

The heritage attributes of the building at 381 Eglinton Avenue East are:

- The setback, placement and orientation of the building on the south side of the street between Forman and Petman avenues where it is part of a contiguous row

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the corbelled brickwork on the north elevation
- The materials, with the buff brick cladding and detailing
- The principal (north) elevation on Eglinton Avenue East where, above the first (ground) floor storefront and entrances (which have been altered), the second floor contains a pair of segmental-arched window openings

Note: the east and west side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (south) elevation.

# LOCATION MAP AND PHOTOGRAPH

# 383 EGLINTON AVENUE EAST



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 383 Eglinton Avenue East (including 383A Eglinton Avenue East).



383 Eglinton Avenue East (Heritage Preservation Services, 2017, left; and Google Street View, 2015, right)

## STATEMENT OF SIGNIFICANCE: 383 EGLINTON AVENUE EAST (REASONS FOR INCLUSION)

The property at 383 Eglinton Avenue East is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The property at 383 Eglinton Avenue East is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and inclusion on the City's Heritage Register, including properties on Eglinton Avenue East, east of Yonge Street, in North Toronto.

Located on the southwest corner of Petman Avenue, the property at 383 Eglinton Avenue East contains a two-storey commercial building that was first recorded in the City Directory in 1925.

### Statement of Significance

The property at 383 Eglinton Avenue East has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the property at 383 Eglinton Avenue East is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare east of Yonge Street as a prominent "Main Street" in North Toronto. The building at 383 Eglinton Avenue East is historically, visually and physically linked to its setting anchoring the southwest corner of Petman Avenue where it is part of a contiguous row of commercial buildings with a shared setback in the block between Forman and Petman avenues.

### Heritage Attributes

The heritage attributes of the building at 383 Eglinton Avenue East are:

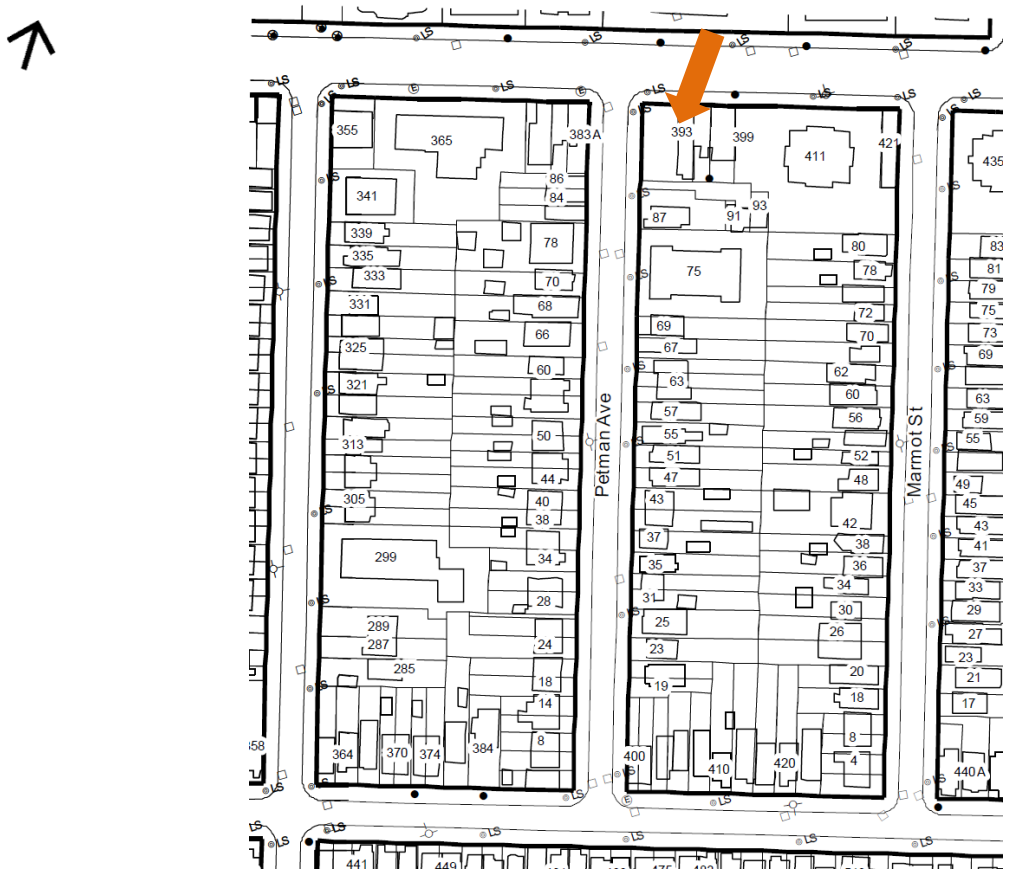
- The setback, placement and orientation of the building on the southwest corner of Eglinton and Petman avenues where it is part of a contiguous row

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the corbelled brickwork on the north elevation
- The materials, with the brick cladding and detailing (the exterior has been painted)
- The principal (north) elevation on Eglinton Avenue East where, above the first (ground) floor storefront and entrances (which have been altered), the pair of window openings in the second storey
- The east side elevation on Petman Avenue with the side entrance, the segmental-arched window opening in the first floor, and the symmetrically-placed window openings in the second storey

Note: the west side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (south) elevation.

# LOCATION MAP AND PHOTOGRAPH

# 393 EGLINTON AVENUE EAST



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 393 Eglinton Avenue East.



393 Eglinton Avenue East (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 393 EGLINTON AVENUE EAST (REASONS FOR INCLUSION)

The property at 393 Eglinton Avenue East is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The property at 393 Eglinton Avenue East is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and inclusion on the City's Heritage Register, including properties on Eglinton Avenue East, east of Yonge Street, in North Toronto.

Located on the south side of the street between Petman Avenue and Marmot Street, the property at 393 Eglinton Avenue East contains a two-storey commercial building that was first recorded in the City Directory in 1929.

### Statement of Significance

The property at 393 Eglinton Avenue East has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the property at 393 Eglinton Avenue East is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare east of Yonge Street as a prominent "Main Street" in North Toronto. The building at 393 Eglinton Avenue East is historically, visually and physically linked to its setting on the south side of the street between Penman Avenue and Marmot Street.

### Heritage Attributes

The heritage attributes of the building at 393 Eglinton Avenue East are:

- The setback, placement and orientation of the building on the south side of the street between Petman Avenue and Marmot Street
- The scale, form and massing of the two-storey building with the rectangular-shaped plan

- The flat roofline with the corbelled brickwork on the north elevation
- The materials, with the red brick cladding and detailing
- On the principal (north) elevation on Eglinton Avenue East, above the first (ground) floor storefront and entrances (which have been altered), the segmental-arched window openings with the brick flat arches and stone sills in the second storey (the opening in the west bay has been altered)

Note: the east side elevation adjoins the neighbouring building, while the west side elevation is blank. No heritage attributes are identified on the rear (south) elevation.