

Property Inventory Evaluation

Simcoe Street



32-36-40 Simcoe Street

Built: 1842

Rating: S (Part IV)



“This range of stone dwellings was built originally as a triple house for rental by John P. Bower, who had the tannery and Tannery House on Maitland Street. The 1843 assessment roll shows Bower assessed for three dwellings in addition to those on Maitland St. Francis Manning Hill, lawyer, lived in one until he built Hillcroft and the others had a series of tenants, including Major the Baron de Rottenburg.*

This set of three dwellings has been modified in recent years, relative to the age of the building. It previously contained two sets of paired entranceway doors, in each the second bay in. These bays now contain widened, single entranceways, while a third has been added to the middle of the building.† Dormer added to each unit’s roofline are unsympathetic to the structure’s character, but it retains many design features that contribute to its heritage value. These features include its composition and massing; its side gable roof, and the preservation of a 12/12 window pattern throughout. Staggered quoins frame the building’s roughly-coursed limestone façade. Tall stone voussoirs create jack arches across its windows. Ashlar sills support the windows.

* *Buildings of Architectural and Historical Significance*, Vol. 5, pp. 228-292 (1980).

† See *ibid*, pp. 228-229

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This building is located at the base of Simcoe Street, near Lake Ontario. It has high contextual value, and harmonizes with the stone wall and coach house of the neighbouring 85 King Street East property.