



HARBORD VILLAGE
HERITAGE CONSERVATION DISTRICT PLAN
PHASE 2

Prepared for:

**Harbord Village
Residents Association**

October 2009



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Heritage Conservation District Plan
Phase 2**

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1.0 Executive Summary

Sponsored by the Harbord Village Residents Association (HVRA), this document constitutes both the District Study and District Plan for the Harbord Village Heritage Conservation District Phase II. Phase I was for properties on Brunswick Avenue and on Willcocks Street, and it is intended that over time the rest of the area within the HVRA boundaries will gradually be studied for protection as Heritage Conservation District(s). This document examines properties, in the City of Toronto, on Robert Street between College Street and Bloor Street West, as well as a number of adjoining properties on the west side of Spadina Crescent, on Sussex Avenue and Russell Street from Spadina Avenue and Crescent to Robert Street. It recommends the creation of a Heritage Conservation District (HCD) under Part V of the *Ontario Heritage Act* to assist the residents with protecting and restoring the heritage character and fabric within those boundaries.

A summary of the significance of the streets is set out below:

“The value of these streets lies in the large number of original Victorian buildings with the majority of their heritage attributes present or capable of being restored. The majority of houses are good examples of the “Bay-n-Gable” style. There are also a significant number of “Second Empire” houses. Annex style variation is found on Spadina Crescent and Sussex Avenue. It is the relative completeness of the “sets”, the consistency of their character and the continuous streetscape settings that make the area unique and warrants protection under Part V of the *Ontario Heritage Act*.”

The background research for the study was undertaken by a research committee of residents, in consultation with Catherine Nasmith, the heritage architect for the project, with advice from City staff in Heritage Preservation Services. The research was compiled by residents on property data sheets for every property in the proposed district that contain, where known, date of construction, first and current occupants, architectural information, builder, and property addresses. These sheets are bound separately as the Inventory for Harbord Village Heritage Conservation District Phase II. Over the period of the study several public meetings were held.

The document analyses and defines the unique shared architectural and landscape character of these streets, and makes recommendations for preservation and gradual restoration of the heritage fabric. There are also guidelines for maintenance and restoration of the properties, as well as for demolition, infill and replacement buildings. In addition several properties adjacent to the district are discussed, and recommendations for their protection further to this study are included. The guidelines apply to both buildings and landscape. The legislative framework and the process of establishment and administration of the HCD are also set out.

In addition to looking at the architectural and landscape character, the analysis of the District includes a brief history of the settlement of the land, its sub-division, development and information about the builders where known.

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BOUND SEPARATELY

HCD Inventories for Robert Street, Sussex Avenue, Russell Street and Spadina Crescent. (Prepared by Residents)

3.0 Objectives

Objectives of the Study

The chief objectives of this HCD study are:

- to expand the area within HVRA under protection of Part V of the *Ontario Heritage Act*
- to identify and evaluate the historical and architectural character and fabric of two streets of special identity within the boundaries of the Harbord Village Residents Association; Robert Street from College Street to Bloor Street West, Sussex Avenue and Russell Street from Robert Street to Spadina Avenue and Crescent and adjoining houses on Spadina Crescent and Spadina Avenue and Willcocks Street;
- to propose methods by which the residents and the City of Toronto can effectively protect and restore this character and fabric;
- to develop guidelines for conservation of the heritage fabric, and restoration of lost features in both the public and private realm;
- to develop design guidelines which clearly define appropriate change, whether it is for altering existing buildings or for new construction;
- to develop design guidelines for the streetscape to strengthen its heritage character; and
- to recommend efficient implementation and management procedures.

4.0 Legislative Framework

4.1 Overview

Here follows a summary of legislation applicable to this study and district.

4.2 City of Toronto

4.2.1 THE OFFICIAL PLAN FOR THE CITY OF TORONTO STATES:

3.1.5 HERITAGE RESOURCES

1. *Significant heritage resources, will be conserved by:*
 - a) *listing properties of architectural and/or historic interest on the City’s “Inventory of Heritage Properties”, designating them and entering into conservation agreements with owners of designated heritage properties; and*
 - b) *designating areas with a concentration of heritage resources as Heritage Conservation Districts and adopting conservation and design guidelines to maintain and improve their character.*
2. *Heritage resources on properties listed on the City’s Inventory of Heritage Properties will be conserved. Development adjacent to properties on the City’s “Inventory of Heritage Properties” will respect the scale, character and form of the heritage buildings and landscapes.*

The City of Toronto is able to consider heritage designations of either individual properties or larger districts based on the *Ontario Heritage Act*.

In 2008 The City of Toronto adopted the “Standards and Guidelines for the Conservation of Historic Places in Canada”.

CITY OF TORONTO INVENTORY

Prior to the creation of the *Ontario Heritage Act*, the City of Toronto began to develop an Inventory of Heritage Properties – a list composed of individual properties that are recognized for their heritage significance, and are either “designated” under Part IV of the Act or are “listed”. The “listed” properties are candidates for designation under the *Ontario Heritage Act*. In this report properties included on the City of Toronto’s Inventory of Heritage Properties are identified as “listed” properties in Section 9.3 – Heritage Evaluation.

4.3 Ontario Heritage Act

The *Ontario Heritage Act* is the provincial act that regulates the protection of heritage within the province. Part V of the Act gives the Municipality the responsibility for the designation of areas as HCDs. The City of Toronto has designated districts, including,

Existing HCDs across Toronto:

- Blythwood Road
- Cabbagetown-Metcalf
- Cabbagetown-North
- Cabbagetown-South
- Draper Street
- East Annex
- Fort York
- Harbord Village Phase I
- Lyall Avenue
- North Rosedale
- Riverdale Phase I
- Wychwood Park
- Weston Phase I
- Yorkville-Hazelton

HCDs Under Study:

- Agincourt
- Annex Phase 1 (Madison Ave)
- Balmy Beach
- Cabbagetown Northwest
- Casa Loma
- Liberty Village
- Queen Street East
- Queen Street West
- St. Lawrence Area, Phase 1
- Summerhill
- Toronto Islands
- Union Station District
- West Queen West
- Weston Area Phase 2

The procedure for designation of a district under Part V, as outlined in the Act, is as follows:

The Municipality defines an area or areas to be examined for future designation and consults with its Municipal Heritage Committee (Toronto Preservation Board). The Municipality, after examination of the study area, may designate by by-law a HCD. If the by-law is not appealed to the Ontario Municipal Board it comes into effect at the expiry of the appeal period. If appealed, a hearing is held by the Ontario Municipal Board and if approval of the Board is received, the municipal by-law comes into effect.

Both Part IV & Part V of the *OHA* allow Council to control alterations and demolition. Part IV is for individual properties to be protected in relation to a statement of cultural heritage value and identified attributes, whereas Part V is for Districts to be protected in accordance with a plan adopted by by-law.

As described in this study, a process is in place to ensure that securing Council approval is efficient and that fair, reasonable and manageable guidelines will be applied.

4.4 The Provincial Policy Statement

PROVINCIAL POLICY STATEMENT (PPS) (2005)

The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial “policy-led” planning system. The PPS is issued under the authority of Section 3 of the *Planning Act* and came into effect on March 1, 2005. The *Planning Act* requires that planning decisions on applications that are subject to the new PPS “shall be consistent with” the policies.

PPS SECTION 2.6

2.6.1 “Significant built heritage resources” and “significant cultural heritage landscapes” shall be conserved.

2.6.3 “Development” and “site alteration” may be permitted on “adjacent lands” to “protected heritage property” where the proposed “development” and “site alteration” has been evaluated and it has been demonstrated that the “heritage attributes” of the “protected heritage property” will be conserved.

Mitigative measures and/or alternative development approaches may be required in order to conserve the “heritage attributes” of the “protected heritage property” affected by the adjacent “development” or “site alteration”.

PPS DEFINITIONS FOR SIGNIFICANT AND PROTECTED HERITAGE PROPERTY

Significant: *in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.*

Criteria for determining significance for the resources identified in sections (c)-(g) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Protected heritage property: *real property designated under Parts IV, V or VI of the Ontario Heritage Act; heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.*

Heritage attribute: *Means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a “protected heritage property”.*

4.5 The Ontario Heritage Act Requirements for the Study

The OHA prescribes the contents of the study required for the HCD and the HCD District Plan.

SCOPE OF STUDY

- 40. (2)** *A study under subsection (1) shall,*
- (a) examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;*
 - (b) examine and make recommendations as to the geographic boundaries of the area to be designated;*
 - (c) consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1;*
 - (d) make recommendations as to any changes that will be required to the municipality’s official plan and to any municipal by-laws, including any zoning by-laws. 2005, c. 6. s. 29.*

HERITAGE DISTRICT PLAN

41.1 (5) *A heritage conservation district plan shall include:*

- (a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;*
- (b) a statement explaining the cultural heritage value or interest of the heritage conservation district;*
- (c) a description of the heritage attributes of the heritage conservation district and of properties in the district;*
- (d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and*
- (e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005, c. 6, s. 31.*

4.6 Requirements for Municipal Consistency With HCD Plan

Under the *Ontario Heritage Act*, as amended by Bill 60, in March 2005 the HCD Plan binds the municipality as follows:

- 41.2 (1)** *Despite any other general or special Act, if a heritage conservation district plan is in effect in a municipality, the council of the municipality shall not:*
- (a) carry out any public work in the district that is contrary to the objectives set out in the plan; or*
 - (b) pass a by-law for any purpose that is contrary to the objectives set out in the plan. 2005, c. 6, s. 31.*

CONFLICT

41.2 (2) *In the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated district, the plan prevails to the extent of the conflict, but in all other respects the by-law remains in full force. 2005, c. 6, s. 31.*

This document is both the Study and the District Plan for the Harbord Village – Phase II, for Robert Street from College Street to Bloor Street West, and adjacent properties on Sussex Avenue and Russell Street between Robert Street and Spadina Avenue, and on Spadina Crescent.

5.0 District Analysis

5.1 Relationships to Phase I

Phase II of Harbord Village HCD shares a common history with the subdivision of Willcocks Avenue in Phase I. Much of the material set out in the Phase I report is repeated here. History, policies and guidelines that are carried over from Phase I have been reviewed and updated where necessary.

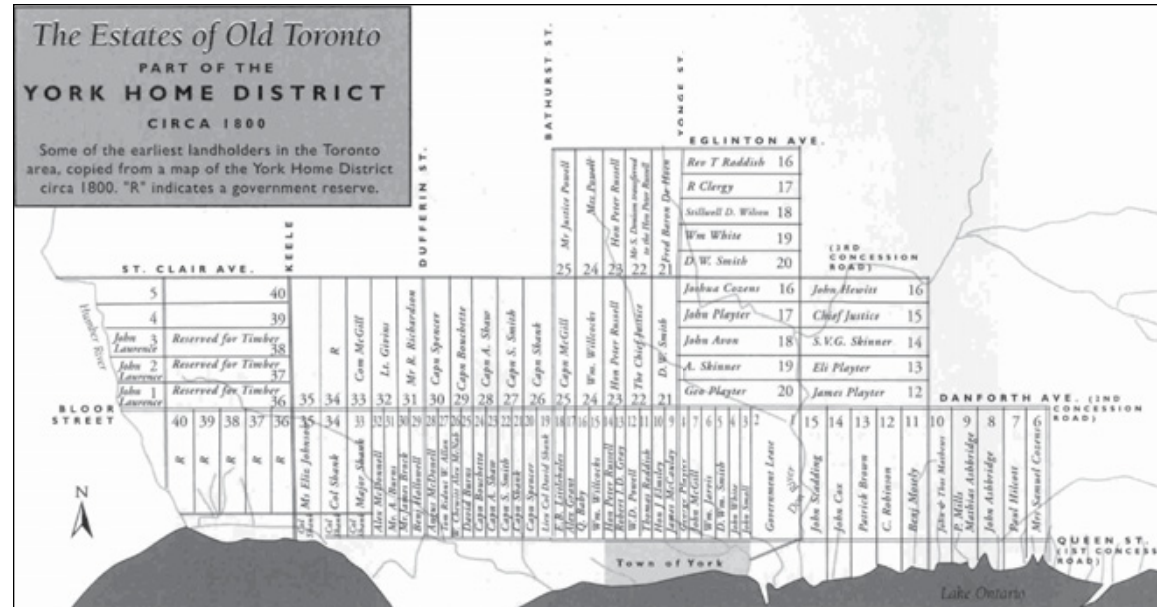
5.2 General History

The settlement of the area begins with the earliest subdivision of lands by Lieutenant Governor John Graves Simcoe in 1793 as part of the plans for the founding of the town of York (Toronto). The families who developed the lands, Baldwin, Willcocks, Russell, and Baby, played very significant roles in the history of the city.

The park lots were established to reward both government officials and United Empire Loyalists. It was hoped that the grants would establish an equivalent to the British landed gentry in Upper Canada. Simcoe also wanted to ensure the lands adjoining the growing Town of York were cleared, occupied and farmed to provide a steady supply of food. Bloor and Queen Street (formerly Lot Street) are at the northern and southern boundaries of the park lots, which contained 100 acres each.

Many of the park lots were assigned to the earliest government officials to settle in York by His Excellency Lieutenant-Governor John Graves Simcoe on September 2, 1793. By 1800, the conditions for “patenting” the lands had been met by the owners, and the titles to large blocks of land had been secured. Robert Street, Sussex Avenue and Russell Streets, are in Park Lot 16, originally granted to James Baby.

Map Illustrating Park Lot Subdivision taken from “The Estates of Old Toronto”, author Liz Lundell



5.3 Development

In most cases an estate house was built, generally facing south to address the lake. However, as the city rapidly expanded, the entrepreneurial heirs of the park lots began to subdivide the lands for development.

Each owner established different lot, street and block patterns in their holdings, rarely linking across from one park lot to another. The City had little success in linking streets into a more coherent city-wide block pattern. Spadina Avenue, laid out as a central avenue within a consolidated estate, is unique.

Once the properties were subdivided and plans registered the lots were sold off to the developers of the day, builders who built a few houses at a time, for sale or rental. The streets in the study are lined with many subtle variations of the Toronto “Bay-n-Gable,” built by several different builders with most of the original houses still in place. On Spadina Crescent are found larger houses with examples of the uniquely Toronto “Annex” style which combines Queen Anne and Richardsonian Romanesque detailing.

The research into building permits did not indicate any architects involved in any of the houses, but several important builders of the period were active on these streets.

Robert Street, Sussex Avenue, and Russell Streets are all laid out at the standard single surveyor’s chain width of 66 feet that is the characteristic width of most Toronto streets. On the other hand Spadina Crescent is wider, curving graciously around one of Toronto’s more gracious street planning elements, the circle in which sits the Connaught Laboratory building, perhaps reflecting the gentleman architect sensibilities of William Warren Baldwin who developed the plan of subdivision. On the 1858 Map of the City of Toronto, the circle is named “The Crescent Garden”, no doubt inspired by Georgian planning ideas.

STREET NAMES

According to Eric Arthur in *Toronto No Mean City*, Robert Street is named for either the Honourable Robert Baldwin, or Robert Denison. Because the Baldwin family submitted the plan of sub-division for Robert Street it is more likely that the street is named to honour the Baldwin family member. Spadina Crescent was named for Spadina, the name of W.W. Baldwin’s country house, which sat at the top of the hill – in fact Spadina means “little hill” derived from a First Nation’s Espadinong. Sussex Street was named Heyden in the plan of subdivision. The research did not uncover when the name was changed, or why. According to Eric Arthur, Russell Street is likely named after the Honourable Peter Russell, one of the first owners of these lands, and who was first President and administrator of the province from 1796-9 or his descendents.

5.4 The Builders

Over the course of the research for Phase I a great deal of information came to light on the builders in the area and many were identified. Biographical information was found on some of the builders, Mr. C.R.S. Dinnick who built many houses on Sussex Street, (as well as a very distinct row on Brunswick Avenue in Phase I), Mr. William McBean who built on Robert Street. Research for Phase II found additional information on father and son George and Samuel Barton who built and owned many of the “Second Empire”

style houses, and on Frederick Clements, who built the distinctive “Bay-n-Gable” row at the foot of Robert Street that survived the recent fire. Unfortunately, nothing was found on the other builders, some who built equally distinctive houses. The information found in Phase I has been repeated here along with the new material for interest and to be of assistance to other researchers as the district expands.

5.4.1 CHARLES RICHARD SLEEMAN DINNICK

C.R.S. Dinnick built houses at numbers 57-73 Sussex Avenue, and 167-171 Robert Street, as well as several others in Harbord Village HCD Phase I – the most distinctive being the row on the west side of Brunswick Avenue immediately south of Margaret Fairley Park which is the cover photograph for the Phase I report. The Sussex Street houses are more “Annex” style, reflecting the later period of construction (1900).

Dinnick is a recognizable name in Toronto building because of the better-known Wilfred Dinnick, of the Dovercourt Land Company, who developed Lawrence Park. Both builders came from Devon, but descendants have been unable to find any links between them. C.R.S. was born in 1844 in Devon, and arrived in Toronto in 1870, a generation earlier than Wilfred. Patricia McHugh describes C.R.S. Dinnick on pg. 190 of *Toronto Architecture* as “a dean of moderate-priced, standard plan houses.” Mercer-Adam in *Toronto: Old and New* reported that C.R.S. had “erected more houses for sale than any other builder in the city.” C.R.S. trained as a carpenter in England and is first recorded in Toronto as a carpenter on the Niagara Street school.

A skilled draftsman, he designed the houses he built. During the 1880’s he built twenty to thirty houses a year. Between 1882 and 1884 he built homes on McCaul and St. Patrick (now Dundas Street W). During 1885 and 1886 he built on Henry and Sullivan Streets. In 1886 he began to build on Brunswick Avenue, and the following year he built houses on Denison, Augusta and Bellevue Place.

In 1888 C.R.S. lived at 88 Brunswick Avenue (which became 98 when Brunswick Avenue was re-numbered in 1908) a house that was demolished in 1960 to make way for Margaret Fairley Park. In 1889 C.R.S.

moved to “Devonia”, 156 St. George Street, now the site of Ernescliffe College. He is also listed as having lived at 240 St. George, now the site of the Chinese Consulate.

In 1902 he is listed as living at 37 Admiral Road. His last address was 72 Kendal Avenue, next door to no. 68, a six-plex that he also constructed. C.R.S. is buried in the Dinnick family grave in Mount Pleasant Cemetery, at the north end of Plot J, Section 8, Lot 17.

*Houses on Sussex Avenue designed by
C.R.S. Dinnick, 1900*



5.4.2 WILLIAM AND JAMES MCBEAN

William McBean built 114-120 Robert Street, (Phase I HVHCD), James McBean built 95-7 Robert Street.

William McBean was born about 1835 in Upper Canada, the son of Scottish immigrants. His father, also named William McBean, founded the family building business, which grew much larger in the second generation. By the time William McBean was building in this area he was already one of Toronto’s largest landlords. As well as being a prolific builder, he manufactured building components, was a real estate and

insurance agent, an importer of paint and a wine merchant. He built many houses in Cabbagetown, but also built in the west side of the city, with most of the properties being held as investments and rented. Over his career he had several partnerships, often with other members of the family. One business partner was his brother James, who seems to have been most involved in lumber manufacturing making sash windows, doors, blinds. William’s wife, Harriet McBean, was involved in the real estate business; many of the properties were listed as owned or sold by her.

There is a short biography of McBean in the History of Toronto and the County of York 1885 (pg. 349),

“Wm. McBean, real estate owner and dealer, 452 Yonge Street has followed the business of property speculator for the past twenty years during which time he has built about 200 homes for himself and a great number of other people. His real estate business is almost entirely confined to his own property, it being only occasionally he acts for others. He is generally considered as the pioneer of the north-eastern section of the city, though he has erected buildings in other districts.”

Besides the above mentioned business address on 452 Yonge Street, over his career he had several different listings on Walton Street, (nos. 23-39, rear of Yonge Street), at Buchanan and Teraulay, at 51 Grenville Avenue, and at 101 Willcocks. Near the end of his career he built McBean’s Hall at no. 1 Brunswick Avenue, designed by William Reaside, architect, his last place of business. McBean Hall stretched along College Street, and was demolished in the 1990s to make way for the Kensington Health Centre.

William McBean was respected in the broader community for his business skills and the quality of his work. In *Industries of Canada*, published 1888 by Bixby and Co, he is described on pg. 105 as;

“builder, contractor, and real estate agent, business established 1875,” and “among the most widely known builders and real estate agents in the city,” and further his buildings are “much sought after by investors and those desirous of owning their own homes.”

He was a member of the York Pioneers for over twenty two years. In an obituary published in the 1910 edition of the York Pioneer & Historical Society publication, McBean was described as follows:

“He was esteemed by his neighbours, for whenever a helping hand was needed he was always ready to render assistance. He was a good businessman, but in all his undertakings kept the welfare of others in view. He was a man of unswerving rectitude and whose influence will live for years to come.”

Houses by William McBean, 1884, close the view from Willcocks Street



5.4.3 GEORGE AND SAMUEL G. BARTON

George Barton 12-28, 78-94, 252-266, 284-88 Robert Street

On Robert Street almost all of the Second Empire row houses were built by George Barton, and some were “listed” prior to this study. George and Samuel G. Barton were father and son, living together for several years. Samuel Barton is listed as the owner of Nos. 78-94 Robert Street, which have become known locally as “The Barton Cottages”. Their addresses in Might’s City Directories changed frequently, presumably

living in various properties as they were being built, and moving after sale. George Barton was specified as a builder and Samuel G. T. Barton as a physician and later as a doctor. Their addresses are listed below.

MIGHT'S CITY DIRECTORY LISTINGS				
Year	George Barton	Profession	Samuel G.T. Barton	Profession
1883	10 Spadina Ave. N. of College	builder	not mentioned	
1884	396 Spadina Ave.	construction	not mentioned	
1885	400 Spadina Ave.	builder	not mentioned	
1887	not checked		Barton Samuel at Washington Ave.	student
1889	77 Bloor St. W.	builder	77 Bloor St. W.	physician
1891	95 Bloor St. W.	builder	95 Bloor St. W.	physician
1894	3 St. Thomas St.	builder	3 St. Thomas St.	physician
1896	16 Charles St.	builder	16 Charles St.	physician
1898	678 Spadina Ave.	builder	678 Spadina Ave.	physician
1899	678 Spadina Ave.	builder	678 Spadina Ave.	physician
1900	682 Spadina Ave.	builder	682 Spadina Ave.	physician
1902	not mentioned		Dr. Samuel G.T. Barton, 673 Shaw St.	doctor
1902	not mentioned		Dr. Samuel G.T. Barton, 673 Shaw St.	doctor

*Nos. 86-8 Robert Street, Second Empire Cottages
by Samuel and George Barton 1883-4*



5.4.4 FREDERICK W. CLEMENTS:

Frederick W. Clements built at nos. 44, 66, 53-61 and 145-153 Robert Street, as well as also built nos. 81-85 Willcocks Street

He was listed in Might's City Directory as a builder/ construction. The name appeared from 1886, however in 1900 and 1903 this name (Frederick W. Clements) is not listed at all, perhaps indicating a death or relocation. His addresses in this period are listed as follows:

1886	1 Major Street
1887	1 Major Street
1889	215 Robert Street
1891	153 Robert Street
1894	153 Robert Street
1896	153 Robert Street
1898	47 Jameson Avenue
1900	Not listed
1903	Not listed

*Lovely gable on house by Frederick Clement, (1888)
survived the recent fire*



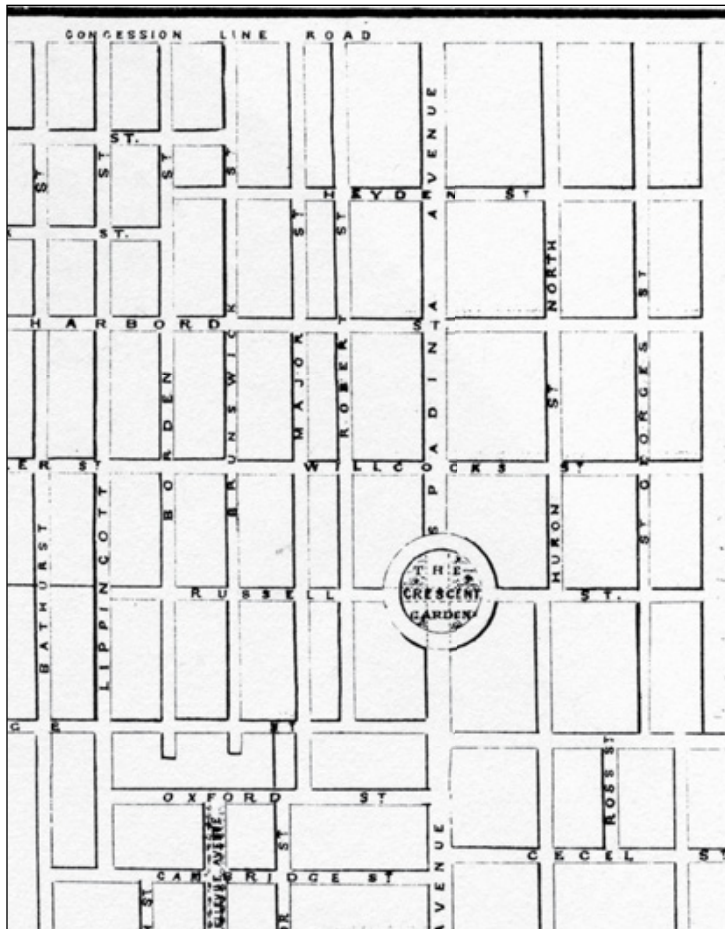
5.4.5 OTHER BUILDERS

Frederic Boyce	144 Robert Street
Robert Brown	544-550 Spadina Crescent
Robert Crabb	582-4 Spadina Crescent, Might's City Directories show Robert Crabb as a builder and contractor at 107-9 College Street, when the land was developed he moved the business and his home to 272 Adelaide Street.
R & H Dancy	552-4 Spadina Crescent
William Dilworth	160-2 Robert Street
Joseph Ellis	306-12 Robert Street
William J. Epplert	146-8, 196-8 Robert Street (Epplert Apartments)
George Gaynor	314 Robert Street
Alfred Hutching	540-2 Spadina Crescent
John Legros	166-8 Robert Street
James McBean	95-7 Robert Street
Samuel McCabe	302-4, Robert Street
Arthur Mercer	318 Robert Street
William Millo	588 Spadina Crescent
Frederick Phillips	65-7 Robert Street
George Phillips	68-70 Robert Street and first owner of 50 Robert Street (also 87-9, 91-5 Brunswick Avenue)
William St. Croix	130-142, 152-8, Robert Street, Might's City Directories 1883-90 show William St. Croix as a builder who lived at no. 7 North. In 1885 he had a sash factory at 36 Hayter Street.
Ananias Turner	125-7 Robert Street, 580 Spadina Avenue (also built at no. 88 Willcocks Street)
John, Abraham and William Willcocks	276, 278 Robert Street
Charles S. Williams	590 Spadina Crescent, 103, 107-9 Robert Street
Samuel Vokes	143 Robert Street

5.5 Early History

The park lot in which Robert Street, Sussex Avenue and Russell Streets are situated was originally granted to James Baby. Through connections and marriages between the Baldwin, Willcocks, and Russell families which have been well recorded elsewhere, considerable land holdings were consolidated into a parcel which stretched from Queen Street up to the top of the escarpment, either side of Spadina. The study area was part of these holdings.

Russell Street and Heyden shown extending west, detail of 1858 map taken from Toronto, a Pictorial Record, plate 41, Map titled "Map of the City of Toronto", Canada West, Lithographed J. Ellis, Toronto



From the Toronto Historical Board plaque at the top of the Baldwin steps, which link Davenport Road to Austin Terrace and were part of the Spadina property, are the words:

“Looking south one can see Spadina Road, laid out by the Baldwin family as a grand thoroughfare from Queen Street to Davenport Road. William Baldwin, 1775-1844 physician, lawyer, politician and architect built the first “Spadina” in 1818 and the second in 1835 after the earlier house was destroyed by fire. After William’s death the estate passed to his son, Robert Baldwin, 1804-58 one-time co-premier of the United Canadas. Both men were leading political figures whose drive for peaceful change brought about major constitutional and administrative reform in government including the implementation of “responsible government” initiated by William Baldwin”

In a map of Toronto published in 1858 in the Handbook of Toronto, Russell Street is shown as a much longer street than its current length, going from Hope Street (a few blocks west of Bathurst Street) to inside “The Park”, later to become Queen’s Park, and portions of the University of Toronto. It is part of a larger plan that centers on Spadina Crescent.

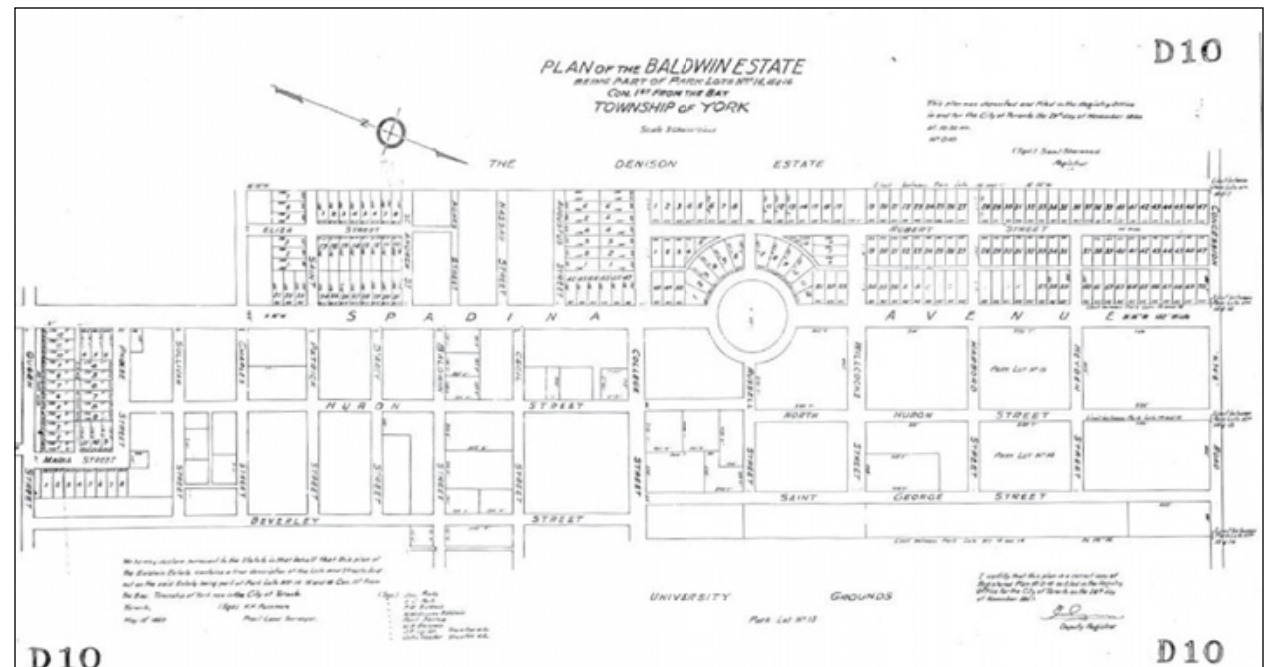
1884 Goads Insurance Atlas Map,
 a little development at the south end of Robert Street,
 by 1890 development is almost complete



5.6 Development

In the plan of subdivision, registered in 1860, and signed by several members of the Baldwin family and others, Russell has been truncated, presumably because of the difficulty the nascent City of Toronto had in co-ordinating longer streets through the holdings of the socially prominent owners of the former Park Lots. The subdivision plan was titled Plan of the Baldwin Estate, being part of the Park Lots nos. 14, 15, 16, Con. 1, First from the Bay, Township of York. The property to the west is identified as the Denison Estate.

1860 Subdivision Plan, Plan of the Baldwin Estate, being part of Park Lots 14, 15, 16 concession first from the Bay, Township of York, signed by Jno. Ross, A.E. Ross, P.M. Baldwin, W. Willcocks Baldwin, Robert Baldwin, W.A. Baldwin, J.P. Ooden trustee, John Hector, trustee



Russell Street is shown as only one block long, west of Spadina, but with a very wide right of way, symmetrically balanced on the north side of Spadina Crescent with College Street on the south. In the 1864 plan of subdivision, large lots are set aside on Robert Street at the west ends of both Willcocks and Russell Streets, to provide sites for larger houses, or possibly a small church – sites that would be more valuable because

of the prospects provided to other landmarks in the plan. As well both sides of Russell Street is shown as the sides of large lots facing onto the grander Spadina Crescent. These larger lots disappeared in the final subdivision of Robert Street. On Russell a large house was built to face Spadina. A circular lane allowed subdivision of the remaining parcel on Russell into smaller house lots. Spadina Crescent was laid out for large houses for the anticipated upper middle class families.

In the Baldwin Plan for Robert Street the lots are laid out at the genteel width of 66 feet, anticipating development for upper middle class families. Before development these lots were subdivided into two, three or smaller to provide more modest homes for middle and, working class families. At the north end of the street there are several instances of lots being subdivided to create combinations of 12 and 13 foot wide lots. The list of the occupations of early Robert Street residents includes, secretary, traveler, farmer, merchant, packer, proofreader, bookkeeper, manufacturer, widow, spinster, clerk, minister, carpenter, baker, photographer, porter, civil servant, shoemaker, banker, lawyer, and several builders.

At 108 Robert Street there was a dairy that operated in a building in the lane behind, which was later moved next door to no. 110 and operated there by owner Mr. John Locke until at least 1935. The building at the rear of 108 became a stable.

The streets in this area enjoy a familiar pattern of development in Toronto. The lots are sold singly or in small groups to builder/developers who subsequently built houses for sale or rent. Looking back it seems as if anyone with a little money to invest was reaping the benefits of rapidly rising land costs in the early 1880's. No. 282 was sold from the estate of Joseph and William Massey estate, as was no. 99. Some were held as rental properties for 25-35 years, others developed and sold off. In several cases a small rough-cast house was built on the lot first, presumably as a residence for the builder while the rest of the lot(s) were developed, then the small house is either absorbed into or replaced by a new larger house. None of these original rough-cast houses survive.

Of particular interest were two houses (nos. 276 and 278) at the north of Robert Street owned and developed by a John R., William, and Abraham Willcocks. The researchers were unable to establish if these men

were of the famous Willcocks family for whom the nearby street is named. In a note in the Assessment records (reel 67, pg. 132, 1887) William A. Willcocks is listed as the original owner of the lots on the east side of Robert Street north of Harbord from the lane to Sussex Avenue. Just to the north of Robert Street, Walmer Road was laid out by William Willcocks and named for the English birthplace of one of William's sons.

Several of the lots on Spadina Crescent were sold to Robert Brown, who developed a group of rather grand semi-detached houses on the curved street. Again, the large original lots were split to accommodate somewhat smaller houses than were anticipated in the Baldwin plan.

On adjacent Russell Street, the houses on the north side were listed on the City of Toronto Inventory of Heritage Property in 2005. With the exception of no. 38, built 1888, the houses are typical semi-detached “Bay-n-Gable”, developed by one or possibly two builders in 1887.

5.7 Properties Adjacent to The District

There are several properties of interest just outside of the boundaries of the District that have importance in their own right, and have contextual importance to the HCD.

Three of the lots on Spadina Crescent were developed as a school site. In the 1960's this school site was consolidated, presumably by expropriation, with several house lots on Robert and Russell Streets to construct the larger, “Festival of Britain” style Lord Lansdowne School, designed by the flamboyant architect Peter Pennington. Pennington was architect to the Toronto School Board, and later had a private practice. Even though the school makes a significant break with the neighbouring context, it is an important landmark in its own right, recognized by its listing in 1983 on the City of Toronto Inventory of Heritage Property. Lord Lansdowne School has been excluded from the district because even though it is highly significant, as it does not share the same heritage character.

The corner commercial buildings on College Street, Harbord Avenue and Bloor Street are contemporary with the residential areas and share similar styles of architecture but are of the home-over-shop typically found along Toronto’s commercial strips. The subdivision of these lands happened at the same time as the adjacent residential areas. In addition there is a surviving Victorian commercial/residential building at the corner of Sussex Avenue and Spadina Avenue, which has contextual value to the HCD, but has been excluded on the basis that the objectives for the conservation of the commercial district may be different from the objectives of the residential district and can be dealt with either under Part IV of the *Ontario Heritage Act* or as separate commercial HCDs.

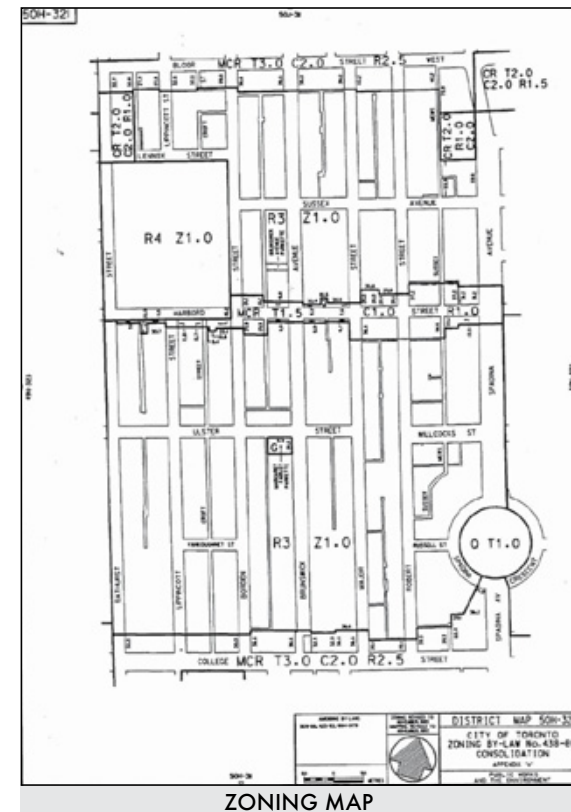
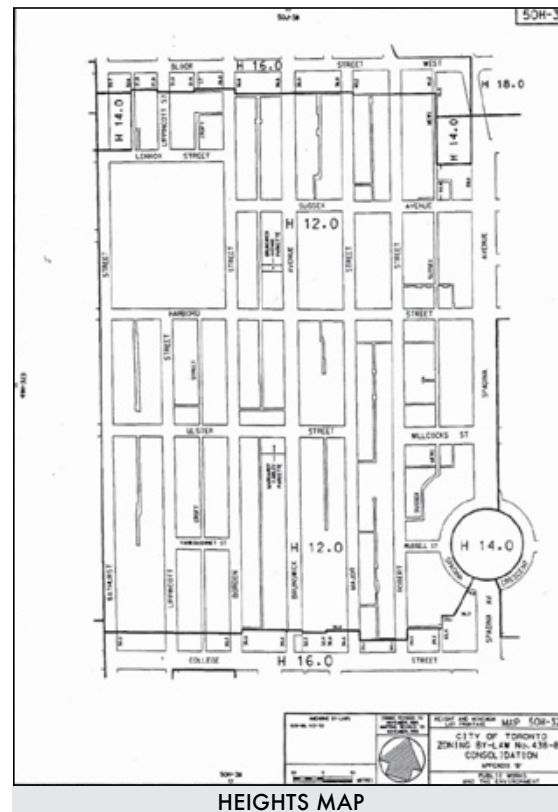
As well Trinity-St. Pauls United Church, is important contextually because it was developed at the same time as the neighbourhood. It is designated under Part IV of the *Ontario Heritage Act*.

5.8 Zoning in the District

The area within the HCD is zoned R3 Z1, permitting up to one times coverage of the lots and has a height limit of 12 metres. This zoning does not create incentives for demolition. It will be important to enforce height restrictions to maintain heights consistent with the heritage fabric in the District.

5.9 Zoning Adjacent to the District

Spadina Circle is zoned Q T1.0, with height limits of 14 metres. Harbord Street is zoned MCR T1.5, C1.0 R1.0. Bloor Street and College Street is MCR T3.0 C2. R2.5 with a height limit of 16 metres. The current zoning is not creating undue incentives for demolition in the areas adjacent to the district, but to ensure compatibility in height with the adjacent HCD it will be important to strictly enforce existing height restrictions on adjacent property.



6.0 Heritage Value Statement

6.1 General



Second Empire Houses



Bay-n-Gable



Annex Style

The value of this area is associated with its historic development as a neighbourhood responding to the rapid growth of Toronto following the expansion of the railway and the related industrial boom.

The architecture reflects the popular styles of the time, including Second Empire, Victorian Bay n’ Gable and Annex style, the latter two of which are unique to Toronto. Most of the houses were constructed between 1880 and the turn of the century, the greatest number in the building boom that occurred from 1885-1890. The houses are representative of typical workers housing constructed by a number of small speculative builders. They are generally modest in scale and detail and retain much of their original

artistic embellishments, such as decorative bargeboards, porches and stained glass windows.

Contextually, the area is significant for its fine grain pattern of development, the eclectic diversity of its built form, and the repeating patterns in height, massing, scale and density. Because of its intact condition, the area communicates strongly a defined sense of time and place that is representative of other Toronto neighbourhoods of this era. It is the relative completeness of the “sets,” the consistency of their character and the continuous streetscape settings that makes this area unique and warrants protection under Part V of the *Ontario Heritage Act*.

6.2 Built-form and Current Conditions

The development of these streets repeats a common pattern seen across Toronto in Victorian times: small-scale development, often by local builders or contractors, using similar materials, similar forms, and similar details, but offering slight variations on a theme. This pattern created the architectural diversity-within-harmony so characteristic of authentic Victorian neighbourhoods, and is found in other Toronto HCDs such as Cabbagetown and Riverdale. The whole is more than the sum of its parts. Within this phase of the Harbord Village HCD can be found housing for working and upper middle class families, Robert Street contains houses of varying widths and heights, generally more modest construction in frame with brick veneer fronts, the Sussex Avenue houses sport more expensive detail aimed at middle class families, and the grander Spadina Crescent have larger, solid brick homes. Russell Street falls in between with solid brick semi-detached “Bay-n-Gable” dwellings.

Remarkably, few houses have been altered beyond the possibility of restoration. Some of the houses are fine examples of their genre – such as the groupings of Second Empire row-houses on Robert Street, previously listed on the City of Toronto Inventory of Heritage Properties.



6.3 Architectural Styles

TORONTO “BAY-N-GABLE”

The term Toronto “Bay-n-Gable” was coined by Patricia McHugh to describe the most common house built by speculative builders for sale or rent to middle and working class families during the Victorian era. It is a signature Toronto style, mixing Gothic Revival and Italianate elements – as characteristic of the city as the brownstone is to New York, or the painted lady to San Francisco.

The typical “Bay-n-Gable” house is tall and narrow, two to three tall stories high with a peaked gable over bay windows; front doors located to the side of the front elevation; painted wood porches of varying sizes

and detail. They often have elaborate painted, turned-wood detail on the porches and gables. Many front entrances have a pair of narrow wooden doors with a large single glass pane in each door, and a transom window above. Windows are tall in proportion and in wood frames, one over one, again frequently with stained or leaded glass transom windows above. Even though many of the decorative elements were mass-produced, there is great variety in the detail of individual houses. Repetition generates very pleasing streetscapes.

There are also groups of houses in the district, generally built between 1895 and 1900 that display the more eclectic borrowing of Queen Anne, Shingle and Romanesque influences sometimes described in Toronto as “Annex” style.



SECOND EMPIRE

The Second Empire style originated in France during the reign of Napoleon III and borrows heavily from French historical precedents. Its most distinctive feature is the mansard roof, which was originally developed in the late 1600's by French architect Francois Mansard. By using a steeply sloped front wall of the building as “roof” attic space became a useable top storey to the building, a pragmatic response to height restrictions in Paris. In Ontario the mansard roof is combined with other Italianate features such as the elaborate dormer windows in the roof, and heavy bracketed cornices under the roofs.

Second Empire first appears in Ontario during the 1860's and was highly popular until the 1880's. It persisted in modified row house form, in fact it is still used in row housing, because the style delivers an attractive two story house without the need for expensive roof framing or large areas of expensive slate or shingle roofing. Because the sloped “roof” area was small, even modest houses sported polychromatic slate designs in diamonds or flowers. Brickwork is often also polychromatic, combining red and yellow brick, using the more expensive yellow brick for arches over windows and quoins. Windows are single and paired, segmentally arched, one over one sash windows with hood mouldings and rusticated keystones. Woodwork on porches, roofs and window areas borrows from Gothic and Italianate detail found on other contemporary houses.

“ANNEX STYLE”

There are only a few of this style of house in this Phase of the district, but the influence is felt in the Sussex Avenue row by C.R.S. Dinnick and in houses on Spadina Crescent.

The term “Annex Style” was also coined by historian Patricia McHugh and is a bit of a catch-all to describe a style that is also a catch-all; houses that incorporate features of both the Romanesque and the Queen Anne. Annex style evolved in an era of debate over the merits of both styles, but gradually a new hybrid style emerged as architects and builders began to incorporate elements of both into their houses. The term originates because of the popularity of this style in the Toronto Annex, but examples can be found in other contemporary areas of Toronto and the rest of the province.

*(right) Annex Style House, 552-4 Spadina Crescent,
1891-2, R. and H. Dancy, builders*

*(far right) Richardsonian Romanesque detail
of rusticated stone base, carved sandstone,
semi-circular arches and recessed entry porch*



Patricia McHugh credits architect E.J. Lennox as originator of the “Annex Style” at no. 37 Madison. Designed in 1886 (built 1888/90) for Lewis Lukes who was one of the contractors working on the then New City Hall, McHugh describes the style as combining “the rock-faced ashlar and solid appearance of Richardsonian Romanesque with the asymmetry and picturesque detail of Queen Anne”.

Typical features drawn from the “Richardsonian Romanesque” are the rusticated stone foundations, round headed windows, recessed entrances, and recessed arches. From Queen Anne come the elaborate wood-work and large front faced overhanging gables. Builders and architects combined and recombined elements of the two styles to achieve visual interest using cast terra cotta, complex brickwork, often basket-weave pattern, variations in roofline and massing, projecting balconies. The heavier more expensive masonry detail is usually concentrated at the ground level, with lighter wood and stucco detail above. The entrance may be inside a stone porch, but above are projecting wooden bays and balconies. The variations are endless, and the ability to balance the variety varies among builders.

6.4 Robert Street

6.4.1 BUILDINGS

On Robert Street, where most of the houses were built for working and middle class families the houses are frame with brick veneer fronts. The variation in lot size, and builders yields variety within harmony typical of Toronto’s Victorian neighbourhoods. The houses display the typical “Bay-n-Gable” form with a variety of decorative treatments, including many ornate Gothic verge-boards. Several houses have polychromatic brick with yellow brick used as accent. Occasionally, adjoining properties share the same colour scheme. There are also several sets of “Second Empire” houses, all built by the same builder, George Barton as well as a row by William St. Croix.



Harris House, 1878

Development on Robert Street generally moved from south to north, beginning in 1878 with the first house at no. 10, a 28 foot wide centre hall plan Gothic Revival house, which has been altered to close a central window or door on the second floor, built by Edwyn Harris, a property assessor.

In 1880 George Barton purchased enough property to develop a group of nine houses. This group contains seven Second Empire cottages, interrupted by a pair of “Bay-n-Gable” houses. Nos. 12 and 14 sport unusual curved brick bays on the ground floor. Thus began a pattern of development that mixes the two styles along the length of the street.



Two examples of pairs of Second Empire houses, at nos. 78, 80 and 86-8 Robert Street, Samuel G. Barton builder, 1883-4, 1889-90. Listed on the City of Toronto Inventory of Heritage Properties as built by George Barton, part of a group that goes from 78-94.



12,14 Robert Street, Second Empire with unusual curved brick bay by George Barton, 1884

Setting the tone for the “Bay-n-Gable” development along Robert Street are the groups of houses built by Frederick W. Clements in 1888-90. The central row contains six houses, with a group of three from 44-48 on the south. The houses are faced with soft red Toronto brick, sporting squared bays with arched stained glass transom windows on the ground floor, and decorative barge-boards in the gable. This grouping is a particularly good example of the style, and the repetition of the same detail creates a pleasing rhythm. It is



Nos. 52-60 Robert Street, built by Frederick Clements, seen here shortly after the recent fire.

very fortunate that quick action on the part of the property owners, the City of Toronto and a coordinated approach from the insurers was able to save all but one of the fronts after the recent fire that raged across this row, luckily sparing most of the front facades.

Further north on Robert Street another successful row of “Bay-n-Gable” demonstrate subtle variations on the theme, the bay is limited to the ground floor, the roof overhang is supported on decorative brackets and a simple decorative barge board completes the top.



Row near 105 Robert Street (1886), with bracketed overhang and simple gables. The “bay” just on ground floor, porches have been replaced.



The original porches were often small with elaborate woodwork.

(right) No. 108, 1884 was a dairy, with operations located in the lane behind. In 1906 the Locke Dairy moved next door to no. 110, where it operated until 1935. The stables were located at no. 108 and 112.



(far right) Highly unusual example of a Second Empire house that was built with a third floor as an after-thought. This house was recently joined to the house next door.



(right) Samuel McCabe built houses with elaborate barge boards and gable brackets, 302-4 Robert Street.



(middle right) "Bay-n-Gable" at 111 Robert Street (1886) has the front face gable and bracketed second storey bay Queen Anne features from the "Annex Style" houses.



(far right) A particularly elaborate gable bracket.





1915, *Christian Worker's Church*



No. 32 *Robert Street, Robert Shaw*
Grocery, 1884

NON-RESIDENTIAL BUILDINGS

For the most part Robert Street is residential, with the exception of a small grocery and a small church.

Built 25 years after neighbouring no. 10 is the Christian Worker's Church built on a single house lot, that had originally belonged to Hugh Gwynne (Judge) one of the area's earliest settlers. In 1914 this lot was sold by John Dunn to John McCarthy to build this modest church.

This modest grocery building with apartment above sits comfortably with its neighbours. It was built for Robert Shaw on land purchased from the Catherine Rogers estate. The early shop front has survived in excellent condition.

6.4.2 ENTRANCE BUILDINGS

With the exception of the Dominion Store site at the south-east corner of Robert Street and Bloor Street all of the original entrance buildings to Robert Street exist today. The commercial buildings at the entrances to Robert Street at both Harbord Avenue and College Streets are of the same period and character as the adjacent HCD, and although somewhat modified maintain an important aspect of the neighbourhood, turning the corner and making the transition from the commercial/residential main streets to the residential streets. The entrances to the apartments located over and behind the ground floor shops are located on the side street. Trinity-St. Paul United Church is already protected, designated under Part IV under the *Ontario Heritage Act*, and also has a Heritage Easement Agreement in place with the City of Toronto. As discussed in the District Boundaries, even though these buildings are not in the HCD, they are important to the overall character of the streetscape. It is recommended that further to this study, these entrance buildings be examined for listing on the City of Toronto Inventory of Heritage Property because of their contextual and adjacent relationship to the HCD.

*Entrance to Robert Street from Harbord Avenue,
Adjacent to the District*



*Entrance to Robert Street from College Street,
Adjacent to the District*



(right) Robert Street Face of Trinity-St. Paul United Church, adjacent to the District



(far right) Lord Lansdowne School, 1961, Peter Pennington, Board of Education Architect, adjacent to the District



View of buildings on Sussex Mews from the corner of Sussex and Spadina Avenues

6.4.3 SUSSEX MEWS

Research was not undertaken on the buildings in the lane west of Robert Street, or Sussex Mews, the lane between Robert Street and Spadina.

6.4.4 LANDSCAPE/STREETScape

Robert Street is 66 feet wide, the length of a standard surveyors chain. This street width is the most common in nineteenth century Toronto, permitting a pavement wide enough for two vehicles to pass, and a lane for parking, a five foot sidewalk immediately adjacent to the pavement, and a narrow planting strip to accommodate street trees. In most cases the municipally owned planting area is treated as the front garden of the houses and maintained by the homeowners. Usually the front wall of the house sits just inside the property line to maximize space in the rear of the dwelling. Porches and steps are sometimes constructed on municipal land.

Most front yards are planted. Fences, iron and wood picket are found in some locations, but for the most part the front yards do not have fences. The research did not find historic photographs that would indicate



1914 Photo of Willcocks Street

whether fences were part of the original streetscape, what was the original paving or street lighting arrangements. However, a 1914 streetscape photo of nearby Willcocks Street shows no fences as part of the original streetscape, tarmac paving and curbs. As well poles at the edge of the paving would be for electrical supply and possibly high-level street lighting. This photo may or may not be typical of the entire neighbourhood, but provides some guidance.

There is a lane on both sides of Robert Street permitting access to garages and parking spaces from the lane. The street is uninterrupted by driveways or front yard parking spots except for the entrances to the lane. The close spacing of the houses, the continuous planting along the long north south blocks, and the overhead tree canopy make it a very pleasant and safe street for pedestrians.



Streetscape/Robert Street

6.5 Sussex Avenue

6.5.1 BUILDINGS

Sussex Avenue, developed at the turn of the century, contains an excellent row of “Annex Style” influence houses by the well-known builder C.R.S. Dinnick. These sport bay windows, Queen Anne Gables and inset terra cotta panels. The adjacent houses to the south on the east side of Robert Street are the same style and detail.

Houses built by C.R.S. Dinnick
on Sussex Avenue



6.5.2 ENTRANCE BUILDINGS

The corner building on Spadina is outside the district boundary, but supports the Victorian streetscape on Sussex Avenue. It is similar to the commercial/residential building at the entrances to the Robert Street blocks, and to the entrance to Willcocks Street from Spadina Avenue. It is recommended that further to this study it be examined for listing on the City of Toronto Inventory of Heritage Property because of its contextual relationship to the adjacent District. On the south side of Sussex Avenue a large apartment building has replaced earlier buildings.

Entrance to Sussex Avenue





Looking East from Robert Street and Sussex Avenue

6.5.3 LANDSCAPE/STREETScape

Sussex Street is similar in width to Robert Street. Although the City has planted trees along the north side, the arrangement of sport facilities buildings across the street does not give a pleasant prospect or balance to the lovely row of houses on the south side. The concrete planters offer utility but little aesthetic enhancement.

6.6 Russell Street

6.6.1 BUILDINGS

The south side of Russell Street is dominated by Lord Lansdowne School. The school replaced an earlier Edwardian school on the same site, which would have been more in character with the surrounding architecture.

The houses on the north side are fine examples of the “Bay-n-Gable” style, with the exception of no. 38 built in 1887. No. 38 a detached house, was built in 1888.

6.6.2 LANDSCAPE/STREETScape

Russell Street is axial with the centre of Spadina Crescent. The Baldwin plan envisioned larger lots and houses than the middle class semi-detached houses that were actually built, but nonetheless the additional front yard and planting area for street trees gives short Russell Street a graceful prospect. The pavement width is similar to other residential streets in the area. Some street trees are missing.



Russell Street from Robert Street

6.7 Spadina Crescent

6.7.1 BUILDINGS

Spadina Crescent is graced by larger houses, some detached, some semi-detached. There are examples of “Bay-n-Gable” as well as Annex style houses on the crescent. Developed later than Robert Street, the “Bay-n-Gable” houses sport later detail such as round headed windows and Queen Anne gables and porches. This street was built for well to do families and would have had prestige approaching Jarvis or Sherbourne Streets, appealing to professionals and University of Toronto staff members.

*“Annex” and “Bay-n-Gable” style houses
on Spadina Crescent*



6.7.2 LANDSCAPE/STREETScape

The street north of Spadina Crescent was a gracious residential area, a shift from the bustling commercial development south of College Street.

The streetscape was modified by the construction of the Spadina LRT during the early 1990's. It appears that the front gardens have been cut back to accommodate a road widening, leaving just enough space for large trees in the front gardens. There is a gracious sense to this crescent in spite of the heavy traffic and streetcars on it. The curved streetscape gives narrow frontages but opens into large lots at the back.

The circle in the centre was originally named “Crescent Garden” reminiscent of Georgian plans from earlier in the century. It would have provided a pleasant prospect for the adjacent houses or a setting for a prominent building in a park setting. The Connaught Lab and front garden command the vista up Spadina Avenue. Where planting occurs on the “Crescent Garden” the original sense of the street plan is retained. On the west side large trees give grace around the curve of the crescent.

Where planting occurs on the “Crescent Garden” the original sense of the street plan is retained, on the west side large trees give grace around the curve of the crescent.



7.0 District Boundaries

7.1 Boundaries

The boundaries of the District are shown on the attached plan. Over the course of the study it was determined to exclude the Lord Lansdowne Public School because of its different heritage character and use.

Properties included are residential, primarily single family dwellings in the City of Toronto on Robert Street between College Street and Bloor Street West as well as a number of adjoining residential properties on the west side of Spadina Crescent and Avenue, on Sussex Avenue and Russell Street from Spadina Avenue and Crescent to Robert Street.

These streets display a consistent and original heritage fabric that provides an intact residential heritage streetscape, as described in the Heritage Value Statement. Residential properties in the District which are non-contributing to the heritage character of the area are included to ensure Guidelines are in effect should alterations and/or new construction be proposed.

Several properties immediately adjacent to the District with buildings with complementary heritage attributes are excluded because they were previously protected under Part IV of the *Ontario Heritage Act* or because of differences in zoning, building type or built form.

7.2 Property Adjacent to the District

Here follows recommendations for property adjacent to the district that are excluded because of differences in zoning, building type or built-form, or because they are already on the City of Toronto Inventory of Heritage Properties.

The Lord Lansdowne School on the south side of Russell Street, between Robert Street and Spadina Avenue is listed on the City of Toronto Inventory of Heritage Properties as follows:

Lord Lansdowne Public School, 1960-61, Peter Pennington, Board of Education Architect – adopted by City Council on May 2, 1983. Commercial properties on Robert Street and College

No. 33 Robert Street, the Lord Lansdowne Public School is a very different character from the district, but as it is highly significant in its own right every effort should be made to preserve it.

The commercial properties located at the entrance to Robert Street are not included in the district as they differ in character from the residential HCD.

In addition, the University of Toronto playing field on the east side of Robert Street, north of Sussex Avenue, is excluded as institutional property.

Trinity-St. Paul’s United Church forms the entrance to Robert Street from Bloor Street West is protected under Part IV of the *Ontario Heritage Act* as follows:

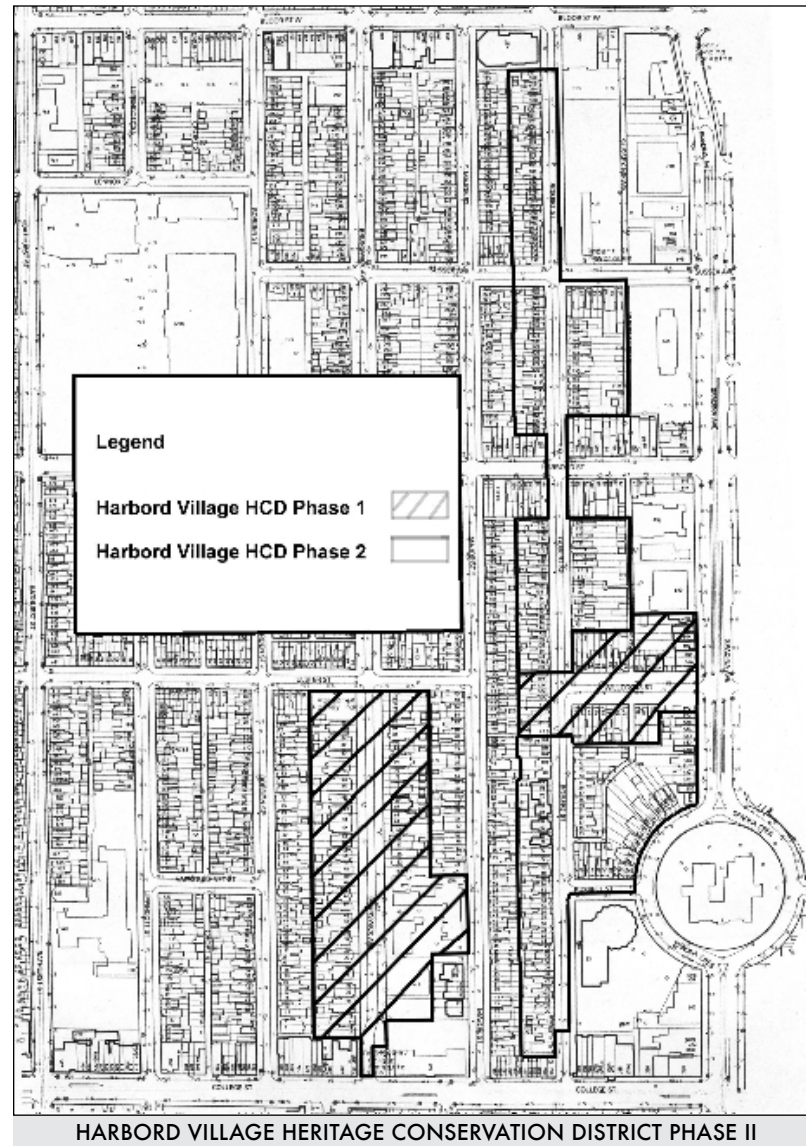
427 BLOOR ST W, Religious, 20 166-80 Architectural Contextual, 1889, Langley & Burke; Sunday School, Burke, Horwood & White, altered in 1927, Wickson & Gregg – adopted by City Council on June 20, 1973 DESIGNATION BY-LAW PASSED BY CITY COUNCIL on Feb. 4, 1980, Heritage Easement Agreement Registered as Instrument No. CA517619 on December 30th, 1997.

Trinity-St. Paul’s United Church is excluded because it is well protected by other means and because its relationship to both Bloor Street and Robert Street is very different than those of the residential properties along Robert Street. Nonetheless this church is contemporary with the adjacent HCD and as such it is expected that any application to demolish will be refused by Toronto City Council. In the unlikely event of redevelopment the new development should have regard for the District Guidelines to ensure compatible redevelopment.

The commercial property on the east side of Robert Street is also a gateway property to the district but the current single storey grocery store and parking lot are inappropriate in character with the adjacent District.

In the event of redevelopment, the properties immediately “adjacent to” the HCD should have regard for the Guidelines that apply to the District.

7.3 District Map



8.0 Heritage Evaluation

8.1 Overview

The significance of these streets lies in the large number of original properties with the majority of their heritage attributes still present or capable of restoration. The majority of houses are good examples of the “Bay-n-Gable” or “Second Empire” styles. It is the near completeness of the streetscape and the consistency of its character that warrants protection under Part V of the *Ontario Heritage Act*.

All properties in the district are included in the HCD and are subject to the District Plan. Public property, in particular paving, lighting, trees, curbs, and other landscape features in the public realm are included in the District and proposed changes to these features are also subject to the District Guidelines.

8.2 Definitions

All of the properties in the area were assessed as either “contributing” or “non-contributing” to the heritage character of the streets through review by the heritage architect and photographic analysis.

8.2.1 CONTRIBUTING

Properties with features that define the heritage character and which retain sufficient original heritage fabric to allow for preservation or restoration.

8.2.2 NON-CONTRIBUTING

Properties that do not have heritage character defining features or heritage fabric.

8.3 Property Classification Charts

8.3.1 ROBERT STREET

Contributing	Non-Contributing
East side: nos. 53-171 West side: nos. 8-94, 104-108, 130-320	West side: nos. 98, 102

Note: Nos. 110-128 Robert Street are part of the Harbord Village HCD (Phase I), by-law enacted by City Council on February 16, 2005

Properties currently on the City of Toronto Inventory of Heritage Properties:

Nos. 78-94 Houses, 1882-3, originally built by George Barton (owner), adopted by Council March 23-4, 1992

8.3.2 RUSSELL STREET, SUSSEX AVENUE, SPADINA CRESCENT / AVENUE

Contributing
Russell Street – North Side: nos. 38-50 Spadina Crescent and Avenue: nos. 540-592 Sussex Avenue – South Side: nos. 57-73

*Properties currently listed on the City of Toronto Inventory of Heritage Properties:

Nos. 38-50 Russell Street, listed 2005.

9.0 District Guidelines

9.1 Overview

Establishing a HCD arrests the erosion of the heritage features of the district, and marks the beginning of a gradual process of incremental change to reverse damage that has occurred. As individual owners or public agencies are in a position to undertake change, the District Guidelines assist in ensuring that change contributes to the protection and enhancement of the heritage character of the District. Over time, an accrual of small changes creates a positive upward momentum. The regulation of the District creates a stable environment in which owners can make appropriate investments in their properties with certainty. Nothing in these Guidelines is intended to force repairs or alterations. The Guidelines ensure that when work is undertaken, it contributes to the heritage character.

The value of these streets lies in the large number of original Victorian buildings with the majority of their heritage attributes present or capable of being restored. Because it is the consistency, continuity and quality of the fabric that are the most notable features of the district, the emphasis in these guidelines is on restoring and conserving the heritage fabric. The principal structures on contributing properties must be retained except in exceptional circumstances and proposals for their demolition refused.

Guidelines for replacement buildings are intended for situations where catastrophic or accidental events or unpermitted actions have resulted in the loss of buildings on contributing properties or for the replacement of demolished non-contributing properties. In addition to the requirements of these Guidelines, the heritage attributes of properties that are “listed” or designated under Part IV of the *Ontario Heritage Act*, as defined in their respective listing reports or designation by-laws, should be maintained and enhanced in any proposed alteration to the property.

Proposals for new ancillary buildings and additions in the areas affected by the guidelines to buildings on non-contributing properties are to be in keeping with the character of the District.

The City of Toronto has adopted the Standards and Guidelines for the Conservation of Historic Places in Canada and these will be applied in conjunction with the guidelines specific to this HCD.

9.2 Areas Affected by the Guidelines

Nothing in these Guidelines will prevent the building of additions, or alterations to the rear of properties that are permitted under the zoning by-law, however, additions at the rear of properties must not be higher than the ridge of the main roofline of the property as seen from any point on the public sidewalk on the opposite side of the street. The guidelines apply to the public realm, to the exterior of public and private buildings and to landscaped areas that can be clearly seen from the street or the public sidewalk with the following exceptions, which are exempted by the City of Toronto's By-law 1005-2001 for all HCDs:

- painting of wood, stucco or metal finishes,
- repair of existing features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations, and decorative wood, metal, stone or terra cotta, provided that the same type of materials are used,
- installation of eavestroughs,
- weatherproofing, including installation of removable storm windows and doors, caulking, and weatherstripping and
- installation of exterior lights.

9.3 Building Maintenance – General Principles

- Extend the life of the original fabric through ongoing regular maintenance, such as re-pointing brick, and regular painting of woodwork.
- Repair and maintenance is preferred over replacement of heritage elements.

- Removal or replacement of heritage character defining features will not be permitted. If repair is not possible, recreate heritage elements in kind, using reclaimed materials wherever possible.
- Restoration of lost features should be done on the basis of documented evidence of the actual feature, and with like materials.
- Where the builder of a property is known and documentation of the original features is not available, similar buildings by the same builder offer guidance for restoration of missing features.
- Skylights, mechanical equipment, meters, air conditioning equipment, roof vents, or other visible service elements are not permitted in regulated areas.

9.4 Building Maintenance Guidelines



*Restored Brickwork at No. 1 Laurier Avenue
in Cabbagetown*

9.4.1 MASONRY

CONSERVATION

- Every effort must be made to avoid loss of original brickwork or stone.
- Clean only when accumulated material is causing risk to the underlying materials, using least abrasive methods available.
- Sandblasting, high pressure water blasting or harsh chemicals that will harm older masonry, in particular the soft brick found in Victorian houses will not be permitted.
- Do not paint brickwork not already painted.
- Re-point brickwork with traditional mortars that match the formulas of the existing mortars.
- Do not use modern hard Portland cement mortars on old masonry, as it leads to the rapid deterioration of the masonry.
- Ensure joint profile and texture of mortar joints match original.
- Repair brickwork with reclaimed material to match adjacent brickwork.
- Do not repair with modern masonry materials, introduction of modern materials will introduce stresses into historic materials.

REPLACEMENT

- In cases where brick must be replaced and suitable re-claimed material cannot be found, new brick in a compatible colour, size, texture, and composition may be considered.

- Maintain decorative brick elements.
- Evaluate the strength and durability of reclaimed material prior to re-use.
- Do not use soft interior brick for exterior repair
- Concrete brick, modern brick, false stone, aluminum or vinyl siding on the front elevations is not permitted.
- If modern masonry materials are being considered, they must be tested prior to application to ensure they will not damage historic material.

INFILL

- Encourage the use of red clay brick on infill projects.

9.4.2 UNGLAZED ARCHITECTURAL TERRACOTTA

The Sussex Avenue Houses built by C.R.S. Dinnick sport unglazed terra-cotta detail, as do some “Bay-n-Gable” houses in the area. Its conservation is very important.

CONSERVATION

- Do not paint terracotta surfaces.
- Every effort must be made to avoid loss of terra cotta castings.
- Clean only when accumulated material is causing risk to the underlying materials, using least abrasive methods available.
- Sandblasting, high pressure water blasting or harsh chemicals are not permitted.
- Re-point with traditional mortars that match the formulas of the existing mortars.

- Do not use modern hard Portland cement mortars for repointing, as it leads to the rapid deterioration of the adjacent terracotta.

REPLACEMENT

The small brick and terra cotta firms that made nearly all the unglazed terra cotta that appeared in the 1880's and 90's ceased to exist or ceased to make terra cotta by about 1907. For replacement materials there are two companies in North America still producing architectural terra cotta. The Boston Valley Terra Cotta Co. in Orchard Park, New York (near Buffalo) has manufactured new restoration (replacement) units for some Canadian commercial buildings, as well as numerous eastern US buildings.

The “catalogue” *Terra Cotta Artful Deceivers*, published by the Toronto Region Arch. Conservancy in 1990, contains a number of other short articles about terra cotta, along with photos of a number of terra cotta buildings in Toronto.

Preservation Brief 7: The Preservation of Historic Glazed Terra Cotta, Technical Preservation Services, National Park Service, U.S. Dept. of the Interior

Website: <http://www.nps.gov/history/hps/tps/briefs/brief07.htm>

Ornamental Maintenance: An Architectural Primer on Terra Cotta. *The Cooperator. Co-op and Condo Monthly*. Website: <http://www.nps.gov/history/hps/tps/briefs/brief07.htm>

Architectural terra cotta manufacturers:

Boston Valley Terra Cotta Company, Orchard Park, New York. Website: <http://www.bostonvalley.com>

Gladding McBean, Lincoln, California. Website: <http://gladdingmcbean.pacocoast.com>

*Terra Cotta insets on Sussex Avenue
and Spadina Crescent*



9.4.3 FOUNDATIONS

CONSERVATION

Stone foundations are often sandstone, a soft stone, and vulnerable to spalling from freeze/thaw action on moisture in the material.

- Protect masonry from moisture penetration by maintaining drainage systems.
- Re-point regularly, match original mortar formulas.
- Do not use masonry coatings, or cement over stonework, as it can lead to rapid deterioration due to trapped moisture.



Rusticated sandstone foundation/ground floor typical of Annex Style houses, and later Romanesque style “Bay-n-Gable” houses



Surviving polychromatic slates and roof dormer on this Second Empire Roof give guidance for re-instating lost detail on adjacent houses should opportunity arise.

- Avoid build up of snow, ice or salts on masonry foundations.
- Ensure good drainage away from foundation walls.

9.4.4 ROOFING

CONSERVATION

- Every effort should be made to retain slatework, and where feasible, re-introduce any decorative elements.
- Maintain slate-work using qualified tradespersons, restore missing slates if feasible.

REPLACEMENT

- Slate is preferred.
- Matching roof materials on semi-detached or row houses is desirable.
- Asphalt shingles will provide neutral, economical replacement roofing.
- Slate textured asphalt shingles or simulated slate may be considered.
- Avoid metal, or terra-cotta tile roofing.

9.4.5 WINDOWS

The Victorian period is marked by innovation and mass production of glass in industrial processes. Prior to this period, glass was expensive, and hard to produce in large sheets, hence smaller, multi-pane windows.

The Victorian “Bay-n-Gable” house generally has large, and tall, one over one, double hung sash windows, with sash-cords, pulleys and counter-weights. Storm windows sometimes have divisions – using less expensive smaller panes of glass. These systems can generally be repaired, and repair will result in a superior, and longer lasting window than most generally available modern replacement windows.



*Restored wooden storm window
(Cabbagetown example)*



*Stained glass windows are common features on
“Bay-n-Gable” houses, also note the decorative brick
inset panel*

Modern windows require frequent replacement, sometimes as frequently as every 10-20 years. Many heritage buildings have windows in useful service for over 100-200 years because the windows were built of superior materials and can be easily repaired. Repair is generally less expensive over the long term than replacement.

A challenge in introducing modern thermopane glazing into heritage buildings is that the muntin bar needed to cover the thermopane frame is usually wider than the traditional bar for single glazing. This is less of a problem in Victorian houses because the original sashes had large single panes, it is therefore possible to use thermopane-glazed units in double hung frames and achieve a compatible appearance to the original windows.

CONSERVATION

- Do not remove repairable or operating original wood or stained glass windows.
- Repair using similar materials.
- It is desirable to conserve old glass.
- Thermal improvement can be attained by installation of storm windows either on the interior or exterior.
- Weatherstripping systems designed for heritage windows are available.

REPLACEMENT

- If determined that the original windows cannot be restored, or if already lost, replacement windows must match size, proportion, division, and location of originals, and materials.
- In cases where windows must be replaced, painted wood windows are preferred, allowing for restoration of an appropriate colour scheme to the building.



Traditional door and transom, "Bay-n-Gable" house

- Do not use replacement windows that increase the frame or sash size of the original window.
- Every effort must be made to preserve stained glass features, using qualified craftsmen to execute work.
- Do not introduce new window openings or skylights on the front elevations.
- Vinyl and aluminum windows are not permitted.

9.4.6 DOORS

A common feature of houses of this period is a pair of narrow wood entrance doors with 1/2 panes of glass.

CONSERVATION

- Maintain original wood doors wherever possible.
- Retain transom windows.
- Thermal upgrade of existing doors can be undertaken by installing astragals and weatherstripping. In most cases the original doors can have thermopane units added without detracting from the appearance.
- Paint is the preferred finish for doors.



Small porch tucked between Bays is typical of the Victorian porches, after 1900 many houses added larger porches with brick piers, heavier porch posts.

REPLACEMENT

- Where doors have been lost, use archival evidence or evidence from adjoining properties, preferably by the same builder, as a guide to finding appropriate replacement doors.
- Avoid metal doors or modern manufactured doors.

9.4.7 PORCHES

Porches are very important to the heritage character of the area. They are secondary architectural features, constructed of wood which complement the primary masonry structure of the main building. The wood railing is important in defining the space of the porch on both Edwardian and Victorian houses.

CONSERVATION

- It is desirable to restore porches where missing.
- Avoid removal of porches.
- Maintain open porches.
- Re-opening of closed-in porches is encouraged.
- Paint woodwork routinely.
- Locate entrances to basements at the sides of buildings to avoid destruction of front porches.
- Match original woodwork when replacing missing elements, if archival information is not available, use heritage fabric of houses by the same builder and period as a guide.

RESTORATION/REPLACEMENT

- Plain square pickets and handrails preferred if information on original shape of baluster and handrails is not available.
- Paint woodwork.
- Match original woodwork when replacing missing elements, if information not available use heritage fabric of houses by the same builder and period as a guide.
- Avoid second floor porches, unless it can be demonstrated such a porch was part of the original heritage fabric of the property.
- Permit the restoration of an earlier porch if evidence can be produced that such a porch existed.
- Addition, or expansion of a front porch may be considered where none existed before if the new porch is in character with other porches on similar houses in the area.
- Avoid metal railings, concrete steps, concrete slabs, open risers. Stone steps may be used where they were original to the house, such as in Annex Style.



A good example of a basement entrance, designed in character with and also preserving the porch details. (built before these guidelines were issued)

9.4.8 BASEMENT ENTRANCES

- Avoid basement entrances in the front of houses.
- Where a basement entrance exists, it should be screened from view from the street with plantings.
- If a basement entrance at the front of the house is unavoidable, ensure entrance is discrete, doors and windows are not visible from the street, and railings and other features are well screened with landscaping.
- Destruction of heritage fabric of porches to create basement entrances should be avoided.

9.4.9 WOODWORK, DECORATIVE ELEMENTS

The decorative woodwork on the “Bay-n-Gable” style house is an essential element of the heritage character of the street.

CONSERVATION

- Encourage preservation of all woodwork through regular maintenance, and painting.
- Encourage uncovering of hidden decorative materials.
- Avoid the use, and encourage the removal, of aluminum, vinyl or plywood.

REPLACEMENT

- Encourage the replacement of missing woodwork using photographic documentation or houses by the same builder in the area as a guide

(right) Original Porch Detail

(far right) Elaborate Bargeboard and Gable Brackets



9.4.10 PAINT

As noted above the City of Toronto does not regulate paint colours in HCDs, however the following advice is offered for the benefit of homeowners wishing to use appropriate paint colours on their Victorian “Bay-n-Gable” houses.

In districts with consistent architectural character the overall appearance of the district is strongly enhanced when houses are painted in the colours of the original houses or colours appropriate to the period of construction.

Examination of paint scrapings under a photographer’s loop or a microscope will give a good idea of the original colours of the house if the owner is interested in restoring the original colour scheme.

While colour co-ordination in the district is not required by the City of Toronto, residents may choose to undertake research, perhaps in concert with a paint supplier to develop a palette of historically accurate paint colours that can be made available to interested homeowners.

CONSERVATION/RESTORATION

- Window sashes and frames are painted dark colours, as is woodwork.
- Avoid laborious picking out of detail in multi-colored schemes, maximum of three complimentary colours should be used on any house.
- Pairs of houses look best when painted in matching colour schemes.

REFERENCE

- A useful reference, however, not reflecting research into Toronto colour traditions, is Roger W. Moss and Gail Caskey Winkler, “Victorian Exterior Decoration” How to paint your Nineteenth-Century American House Historically, Henry Holt and Company, New York, 1987

9.4.11 GUTTERS EAVESTROUGHS AND DOWNSPOUTS

At the time of this report, the City of Toronto does not regulate the installation of eavestroughs, or downspouts in HCDs. The following information is offered to assist homeowners in making decisions.

- Wherever possible route rainwater leaders to the sides of buildings, and direct drainage away from foundations.
- Ensure gutters and eavestroughs are well maintained to prevent damage to masonry and other finishes.
- The use of galvanized steel is preferred to prefinished materials to allow co-ordination with paint colours.
- Where appropriate, copper is encouraged.
- Do not damage or obscure heritage features when installing drainage systems.

9.5 Landscape/Streetscape

9.5.1 FENCES

The few historical photographs of local streetscapes found showed few fences, however fences may be needed for practical reasons.

- Avoid fences if possible

If unavoidable:

- Hedges preferred over fences. The view of the front garden or views along houses must not be impeded.
- Transparent fences such as decorative iron work are preferred. The maximum height for solid wood picket fences is 3 feet, transparent ironwork fences is 5 feet. Lower fences are preferred.
- Where wood is used – low (3 feet maximum) picket fences finished with paint or solid coloured stain finish are preferred.
- Encourage common fencing designs for pairs or rows of houses by the same builder.

*Traditional wood picket fences appropriate,
Cabbagetown examples*



*Modern steel railing commissioned for a row
of houses in Cabbagetown unifies row, and
preserves view of garden*



- Decorative gates may exceed the fence heights, if made of transparent materials.
- Do not use chain link, aluminum, brick, stone, solid boarding, mass-produced modern steel fencing.

9.5.2 FRONT GARDENS

- Soft surfaces, planting or grass preferred,
- Minimize hard paving between houses or in front of houses to walkways.



Brunswick Avenue example, avoid services in public areas

9.5.3 TREES

- Street trees should retain the historic pattern of regular spacing, and be native species originally found on the street.
- Restore missing trees to restore street canopy

9.5.4 PARKING

- Avoid parking accessed from the street.
- Access private parking from lanes only.
- Limit parking to rear yard and on-street.

9.5.5 PAVING

Historical evidence supports the existing width of asphalt paving for the streets in the District.

9.5.6 LIGHTING

Further research is needed to determine what street lighting existed historically,

- Pedestrian oriented street lighting is needed.
- If no information is available on original fixtures, an appropriately scaled modern lamp may be considered.

9.5.7 MECHANICAL SERVICES

- Mechanical equipment such as transformers, air-conditioning units or utility metres in the front gardens or on the fronts of buildings will not be permitted.

9.6 Demolition

Applications for demolition will be refused except in exceptional circumstances such as a structural instability or dereliction where judged by an expert heritage consultant to be beyond restoration. All efforts will be made by the municipality to enforce property standards and prevent “demolition by neglect”.

Demolition of non-contributing properties will generally be permissible, if the replacement building, as shown in the building permit, is acceptable under these guidelines and can be shown to improve and enhance the heritage character of the district.

9.7 Additions and Alterations

Additions and alterations which erode the heritage features or character of contributing buildings will not be permitted. Additions must not overwhelm the original building. Alterations to restore documented lost heritage features are encouraged. Additions at the rear of properties must not be higher than the ridge of the main roofline of the property as seen from any point on the public sidewalk on the opposite side of the street. Additions which are visible from the street or public sidewalk should be compatible in material, window and door openings and general proportion with the main building.

9.8 New Infill

As the primary goal of the HCD is to preserve and restore the heritage fabric of the area, and there are few gaps in the heritage fabric, few infill buildings are anticipated. In the rare situation infill occurs, new buildings in the district must be compatible in character, scale, spacing, rhythm on the street, setback, location, height, width, materials, proportion of window openings, height of roofs and eaves, entrance doors, floor

levels and respectful of the surrounding buildings. New buildings should avoid mimicry of the historic style of adjacent properties. It is desirable to engage an architect to design infill buildings in the district.

9.9 Replacement Buildings

Replication of lost buildings is discouraged except in instances such as in the loss of one half of a pair. In such instances the detail should be based on accurate documentation of the original and very carefully executed, with the advice of a professional heritage architect.

9.10 Conservation Manual & Briefs

The above material guidelines are general, but more detailed technical information is needed. Detailed technical information can be obtained from recommended sources such as the U.S. Park Service Preservation Briefs, and English Heritage.

9.11 Zoning In The District

The current R3 Z1 zoning is appropriate for the HCD, permitting residential uses of up to one time coverage of the lot and dwellings of similar scale to those in the District. Rezoning of property in the District to higher densities or heights will not be permitted.

9.12 Zoning and Application of District Guidelines to Property Adjacent to the District

Adjacent to the District are the mixed commercial residential areas on College Street, Harbord and Bloor Streets. As outlined in Section 5 District Analysis and the Section 6 Heritage Value Statement there are several properties adjacent to the District that are recommended for future examination for listing on the Inventory of Heritage Property because of their shared heritage character with the District, and contextual importance to the District. The reasons for excluding them from the District are outlined in Section 7, District Boundaries.

These are the mixed commercial residential properties at College Street and Robert Streets, Harbord Street and Robert Street, as well as the north-west corner of Sussex Avenue and Spadina Avenue. The existing zoning on these properties is not creating undue incentive for redevelopment. In the event of redevelopment of any of these sites the existing zoning and height regime must be respected and the District Guidelines for Infill applied to ensure compatible development with the adjacent District.

The property adjacent to the District on the east side of Robert Street is currently a playing field owned by the University of Toronto and zoned R3 Z1 the same as the District. In the event of future redevelopment the existing zoning and height regime should be respected and the District Guidelines for Infill applied to ensure compatible development with the adjacent District.

As outlined in Section 5, District Analysis, Section 6, Heritage Value Statement, The Trinity St. Paul's United Church site at 427 Bloor St. West is an important contextual building to the District, the reasons for excluding it from the District are outlined in the District Boundary section. It is designated under Part IV of the *Ontario Heritage Act* so it is anticipated that the City would refuse any application for its demolition. The existing zoning is not creating incentives for redevelopment, but in the event of an application to redevelop the City will refuse increases in density or height to avoid creating an incentive to demolish.

In the event of redevelopment the guidelines for Infill will be applied to ensure compatible development adjacent to the District.

9.13 Committee of Adjustment

The City of Toronto will automatically appeal any variances in height or zoning that might be granted through the Committee of Adjustment in the District or on property adjacent to it that would create incompatible development in the District, i.e. development that does not comply with the District Guidelines.

10.0 Administration of the District

10.1 Municipal Policy

For the implementation of the Harbord Village Phase II HCD, City Council may consider the following actions:

The Harbord Village Phase II HCD with boundaries as illustrated in this report, be designated as a HCD under Part V of the *Ontario Heritage Act*.

All individual properties within the District be added to the City of Toronto's Inventory of Heritage Properties as properties designated under Part V of the *Ontario Heritage Act*; and that the evaluations of the individual buildings included in this report be adopted.

Section 42 of the *Ontario Heritage Act* (Revised by Bill 60) states that:

“No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

- 1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.*
- 2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure.”*

The City of Toronto has adopted a streamlined process for the issuance of permits in HCDs through a delegation by-law. The following is a brief description of the process, and is based on the standard procedures adopted for other districts within Toronto.

10.2 When No Heritage Permit is Required

Through the delegation by-law, (By-law 1005-2001) Council has determined that no permit is required for:

- an alteration that is not visible from the street,
- exterior painting of wood, stucco or metal finishes,
- repair, using the same materials, of existing exterior features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations and decorative wood, metal, stone or terra cotta,
- installation of eavestroughs,
- weatherproofing, including installations of removable storm windows and doors, caulking and weather-stripping, and
- installation of exterior lights.

Although a permit is not required in the above instances, property owners and residents are encouraged to conform to the spirit and intent of the Heritage Character Statement and District Guidelines.

DELEGATION

(16) The council of a municipality may delegate by by-law its power to grant permits for the alteration of property situated in a heritage conservation district designated under this Part to an employee or official of the municipality if the council has established a municipal heritage committee and consulted with it before the delegation. 2005, c. 6, s. 32 (6).

SAME

(17) A by-law under subsection (16) may specify the alterations or classes of alterations in respect of which power to grant permits is delegated to the employee or official of the municipality. 2005, c. 6, s. 32 (6).

In HCDs, City Council's delegation by-law also authorizes staff to issue permits when the proposed work is compatible with the Guidelines. The proposed work can involve construction of a building or structure or alteration to the exterior of a building or structure.

Permit applicants are encouraged to meet with Heritage Preservation Services staff regarding proposed work. These meetings will help City staff to understand the proposal and the degree to which it responds to the Guidelines.

For any work requiring the issuance of a Building Permit, heritage approval will be required but the Building Permit, when issued, is deemed to include the Heritage Permit and no separate or additional permit will be required.

Should an alteration not require a Building Permit but relate to a matter not exempted from the requirement of a Heritage Permit as described above, a separate Heritage Permit may be issued by City staff. These Heritage Permits are for alterations visible from the street including matters such as: new aerials, antennas, skylights, vents, exterior air conditioning unit, masonry cleaning or painting, and replacement of existing architectural features, such as windows.

Although Council has delegated this authority to staff, it can nevertheless decide that it, rather than staff, will consider any given application.

10.3 When City Council issues Heritage Permits

When an application does not, in view of City staff, comply with the District Guidelines or when it involves the demolition of a structure in the HCD, City Council will decide the application. In making its decision, Council will be provided with the advice of City staff and the Toronto Preservation Board.

10.4 Appealing City Council's Decision

The *Ontario Heritage Act* provides an appeal process. The applicant for a Heritage Permit may appeal the decision of Council on alterations, new construction, or demolition to the Ontario Municipal Board.

10.5 Heritage Permit Application Content

Applications that are not part of the building permit process must contain the following information:

- address of the property,
- name and address of the property owner,
- a signed statement by the owner authorizing the application,
- description of the proposed work, including all of the following;
 1. a site plan/sketch showing the location of the proposed work,
 2. drawings of the proposed work showing materials, dimensions and extent of the work to be undertaken,
 3. any written specifications or documentation for the proposed work,

4. photographs showing the existing building condition where the work is to take place, and
5. any research or documentation in support of the proposal including archival photographs of the property, pictures or plans of similarly styled buildings in the community.

10.6 Heritage Conservation District Advisory Committee

Harbord Village Residents Association has established a Heritage District Committee to liaise with City staff and the heritage architect through the study process. This committee will become the Heritage District Advisory Committee, whose role will be to provide community input, liaison and assistance to City staff in reviewing applications for Heritage Permits in the District. The Committee will be informed of all applications for Heritage permits in the District prior to permission being granted. The committee will also be the point of contact for residents wishing to expand the district.

10.7 Property Standards

The City of Toronto's Property Standards By-Law requires property owners to maintain the heritage attributes of their properties.

**11.0 Community
Research Team**

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Additional research and support was provided by Byron Burley, graduate student Environmental Studies, York University, Bachelor of Urban Geography, volunteer in the office of Councillor Adam Vaughan.

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