



**STAFF REPORT
ACTION REQUIRED**

200 Annette Street – Alteration to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act and Authority to Enter Into a Heritage Easement Agreement

Date:	July 8, 2010
To:	Toronto Preservation Board Etobicoke York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Parkdale-High Park – Ward 13
Reference Number:	P:\2010\Cluster B\PLN\HPS\EYCC\ey 08 17 10\eyHPS02

SUMMARY

This report recommends that City Council approve the proposed alterations to the heritage property at 200 Annette Street, the former Annette Street Baptist Church. This report further recommends the designation of this property under Part IV, Section 29 of the Ontario Heritage Act.

The applicant has applied for Committee of Adjustment and Site Plan approvals to convert the existing place of worship into eight residential condominium units.

This report addresses the application to adaptively reuse the church structure as a residential condominium. The proposed alterations are necessary to accommodate the new use of the building and the project retains the original structure of the church. The majority of the construction would occur within the existing shell and floor plate of the building with the exception of the north elevation where extensive alterations would be made.

The two main street elevations will retain their important characteristics while undergoing alterations to incorporate new windows and doors. The north elevation will be altered to provide windows, dormer windows, small decks and covered parking constructed within the existing brick buttresses. The east elevation will be altered to

provide additional floor and window area at the upper level but is located out of street view by the presence of the east tower.

The owner is currently undertaking masonry cleaning and conservation work under the supervision of their heritage consultant.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the alterations to the property at 200 Annette Street, substantially in accordance with the plans and drawings prepared by Michael Hatch Designs Ltd. dated July 2010, date stamped and received by the City Planning Division on July 7, 2010 and the Heritage Impact Assessment titled, “200 Annette Street, Toronto, Ontario”, prepared by William N. Greer, Heritage Consultant, dated January 2010, all on file with the Manager, Heritage Preservation Services, subject to the owner:
 - a. Prior to Site Plan Approval:
 - i. providing a Conservation Plan, prepared by a qualified heritage consultant, detailing all restoration, repair and new construction work associated with the project, including a condition assessment of the exterior masonry by a qualified heritage masonry specialist with recommendations for its conservation and an estimate of costs associated with all conservation work, to the satisfaction of the Manager, Heritage Preservation Services;
 - ii. entering into a Heritage Easement Agreement for the property at 200 Annette Street with the City;
 - b. Prior to the issuance of any building permit for 200 Annette Street, including a permit for the demolition, excavation and/or shoring on the subject property:
 - i. providing a Letter of Credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all conservation work set out in the Conservation Plan;
 - ii. providing building permit drawings, including plans, elevations, details and specifications to the satisfaction of the Manager, Heritage Preservation Services;
 - iii. providing a landscape plan to the satisfaction of the Manager, Heritage Preservation Services;

- c. Prior to the release of the Letter of Credit:
 - i. providing a certificate of project completion prepared by a qualified heritage consultant confirming that the conservation work has been completed in accordance with the Conservation Plan and has maintained an appropriate standard of conservation.
2. City Council state its intention to designate the property at 200 Annette Street (Annette Street Baptist Church) under Part IV, Section 29 of the Ontario Heritage Act;
3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act;
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed designation to the Conservation Review Board;
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the proposed designation of the property.
6. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property;
7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The building at 200 Annette Street is listed on the City of Toronto's Inventory of Heritage Properties, adopted by City Council on July 9, 1998. An application to convert the existing place of worship into eight residential condominium units was approved by the Committee of Adjustment on May 20, 2010 with heritage conditions.

ISSUE BACKGROUND

Information contained in this report is based on the material provided by the applicant for the Committee of Adjustment and Site Plan applications and the January 2010 Heritage Impact Assessment provided by William N. Greer, Heritage Consultant.

The applicant has worked with Heritage Preservation Services (HPS) to mitigate the impact of this proposal to rehabilitate the church for residential occupancy. This includes a meeting on site with City Planning and HPS staff on May 13, 2010, a meeting with HPS and the heritage consultant on June 11, 2010, and the applicant undertaking revisions to the application. These meetings also included discussions regarding the masonry cleaning and repointing that was being undertaken at the time and resulted in final approval by HPS of appropriate techniques, materials and products, conditional upon supervision by the heritage consultant.

COMMENTS

Background

The property at 200 Annette Street (Attachment No. 2) contains the building formerly known as the Annette Street Baptist Church. Constructed in 1888, the church was subject to significant alterations in 1906 when the original west tower was replaced and the building extended to the west. In 1920 a new entrance vestibule was added to the west end of the structure.

Proposal

The proposed condominium development includes the rehabilitation of the church building into eight residential units.

Alterations to the front (west) façade are minor and include:

- new recessed entrance doors beneath existing windows at south side
- new small window in centre panel of “blind belfry” in south west tower
- replacement entrance doors

Alterations to the south (Annette Street) façade include:

- new entrance doors within the masonry window opening of each bay by lowering the sill to grade; retain the original window openings as transoms and original glazing where possible
- new skylights, matching the roof in colour, on two levels centrally located in each bay of the south-facing roof; existing dormers to remain
- new small window in centre panel of “blind belfry” in south west tower

Alterations to the east façade include:

- new entrance door in existing window opening at south end by lowering window sill
- construct 2nd and 3rd floor additions behind south east tower

Alterations to the north façade include:

- new windows in wall, new dormer windows in roof, small decks and covered parking, centred on existing bays and between existing buttresses
- new skylights in north side of entrance vestibule roof
- new window in entrance vestibule at basement level
- grade level lowered to provide parking access at basement level

Heritage Comments

The proposed alterations are acceptable in order to rehabilitate the church structure for condominium use. The original structure is to be retained and conserved with alterations to the north and east elevations. The addition of dormers and decks to the north elevation is acceptable as it has limited physical and visual impact on the cultural heritage value of the building. The front (west) and side (south) elevations will be conserved with minor alterations.

The rehabilitation proposal is found to be in accordance with the Parks Canada *Standards and Guidelines for the Conservation of Historic Places*.

Reasons for Designation

Staff is requesting as a condition of approval that the property at 200 Annette Street be designated under Part IV of the Ontario Heritage Act. The attached Heritage Property Research and Evaluation Report (Attachment No. 4) outlines the historical, architectural and contextual background of the property, and evaluates it according to the provincial criteria prescribed for municipal designation (Ontario Regulation 9/06). The Etobicoke York Community Preservation Panel provided historical information that assisted in the research and evaluation of the site.

The Reasons for Designation (Statement of Significance) are found in Attachment No. 3. The property at 200 Annette Street is worthy of designation for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the northeast corner of Annette Street and High Park Avenue, Annette Street Baptist Church (1888, with additions in 1906 and 1920) has historical importance as an institution of significance in the West Toronto Junction community, where it features a well-crafted design influenced by Arts and Crafts styling and stands as a local landmark.

The Reasons for Designation, which is the public Notice of Intention to Designate, will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the owner of 200 Annette Street and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

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SIGNATURE

Kerri A. Voumvakis, Acting Director
Policy and Research
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Existing Structure
Attachment No. 3 – Reasons for Designation
Attachment No. 4 – Heritage Property Research and Evaluation Report
Attachment No. 5 – Proposed Site Plan
Attachment No. 6 – Proposed West Elevation
Attachment No. 7 – Proposed East Elevation
Attachment No. 8 – Proposed South Elevation
Attachment No. 9 – Proposed North Elevation
Attachment No. 10 – Rendering



The **arrow** marks the location of 200 Annette Street.

This location map is for information purposes only; the exact boundaries of the property are not shown.



North and west (main) elevations



South elevation

Annette Street Baptist Church

Description

The property at 200 Annette Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the northeast corner of Annette Street and High Park Ave, Annette Street Baptist Church (constructed in 1888, with subsequent additions) is a single-storey church building. The site was listed on the City of Toronto Inventory of Heritage Properties in 1998.

Statement of Cultural Heritage Value

Annette Street Baptist Church is an institution of historical importance to the West Toronto Junction community. The area was developed in the 1880s after the Canadian Pacific Railway opened its West Toronto freight yard, which attracted industry, residential subdivisions, and institutions including churches. Following the incorporation of the Village of West Toronto in 1884 (which became the Town of West Toronto Junction, the Town of Toronto Junction and the City of West Toronto prior to its annexation by the City of Toronto in 1909), Annette Street Baptist Church opened in 1889 and served the spiritual and social interests of the community for nearly a century.

While Annette Street Baptist Church incorporates elements of the popular architectural styles of the late 1800s, particularly features from High Victorian Gothic Revival and Romanesque Revival, its overall character recalls the Arts and Crafts influences of the late 19th century. While local builder John Turner is credited with its construction, the design of Annette Street Baptist Church resembles one developed for small-scale churches by Toronto architect Edmund Burke and published in The Canadian Baptist magazine in 1886. The exaggerated pitch and flared eaves of the roof were retained in the design when the structure was extended to the west (1906), with the west entrance (1920) displaying complementary Arts and Crafts detailing.

Contextually, as a church placed on a corner lot at a major intersection in the neighbourhood, Annette Street Baptist Church is a landmark in the West Toronto community. It is an integral part of the collection of churches that contributes to the character of Annette Street as an institutional corridor where Annette Street Baptist Church is historically, visually and physically linked to its surroundings.

Heritage Attributes

The heritage attributes of the property at 200 Annette Street are:

- The church building
- The scale, form and massing of the rectangular plan that rises one extended storey above a stone base with window openings, the application of red brick cladding with brick, stone and wood detailing
- The steeply-pitched gable roof with the flared eaves, gabled dormers and, at the northwest corner, an extended brick chimney
- At the southwest and southeast ends, the corner towers with pyramidal roofs, flared eaves and, on the west tower, brick finials (which have been altered)
- The east tower (1888), which contains the original entrance to the church and has segmental-arched openings with decorative hood moulds
- The round-arched openings, many of which are organized by brick buttresses and contain leaded glass windows
- The distinctive round window on the west façade
- On the west façade facing High Park Avenue, the single-storey entrance porch with its steeply-pitched gable roof with flared eaves, oversized wood brackets, half-timbering, and monumental round-arched entry
- The datestone, labelled “A.D. 1888 & 1906” (at the base of the west tower)
- The placement and setback of the building on the corner lot

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT

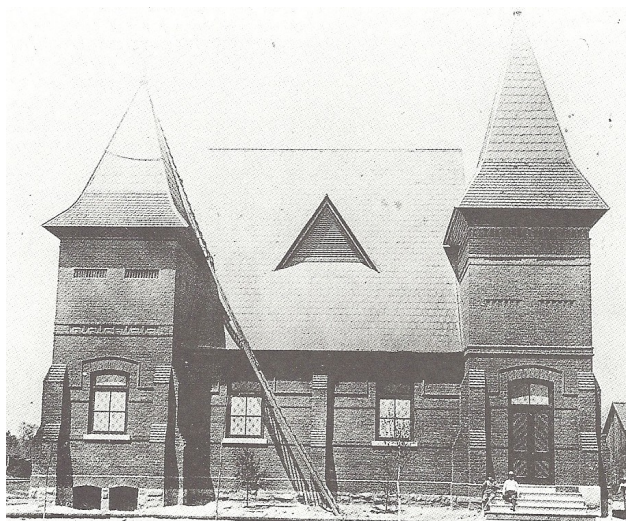


ANNETTE STREET BAPTIST CHURCH
200 ANNETTE STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto
July 2010

1. DESCRIPTION



Annette Street Baptist Church in 1888, showing the principal (south) façade prior to the extension of the building to the west (Source: Toronto Reference Library, and reproduced in The Leader and Recorder (Winter 1996), 8)

200 Annette Street: Annette Street Baptist Church	
ADDRESS	200 Annette Street (northeast corner of High Park Avenue)
WARD	Ward 13 (Parkdale-High Park)
LEGAL DESCRIPTION	Plan 553, Block 23, Part Lots 1 & 2
NEIGHBOURHOOD/COMMUNITY	West Toronto Junction
HISTORICAL NAME	Annette Street Baptist Church
CONSTRUCTION DATE	1888
ORIGINAL OWNER	Trustees, Annette Street Baptist Church
ORIGINAL USE	Institutional (church)
CURRENT USE*	Not applicable * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	John Turner, builder (attribution) ¹
DESIGN/CONSTRUCTION/MATERIALS	Brick construction & cladding; brick, stone & wood trim
ARCHITECTURAL STYLE	Late 19 th century High Victorian Gothic & Romanesque Revival with Arts and Crafts detailing
ADDITIONS/ALTERATIONS	1906: west addition; 1920: west vestibule; 1956: chimneys & brickwork repaired
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	July 2010

¹ Because the church was constructed in the Village of West Toronto Junction, no building permit exists

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 200 Annette Street, and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1883	Plan 553 is registered, dividing the Keele Estate with the Carlton Park Race Course into building lots
1887	Trustees of Annette Street Baptist Church acquire part of Lot 1 in Block 23
1888	Building committee is organized to construct a church building
1889	The first meeting is held in the Sunday School room in January, although the church is not officially opened until the summer
1905 Apr	Church representatives purchase part of adjoining Lot 2
1905 Nov	<u>The Contract Record</u> reports the planned construction of the west addition
1906	Cornerstone for west addition is laid
1909	Annette Street Baptist Church is first included in the City of Toronto's tax assessment roll for 1910, reflecting information compiled in 1909 after the area was annexed
1920	West vestibule is constructed
1975	The congregation of Annette Street Baptist Church is disbanded

ii. HISTORICAL BACKGROUND

West Toronto Junction

The property at 200 Annette Street is located in West Toronto Junction. The origins of the community date to the 1880s after the Canadian Pacific Railway acquired two existing railway lines that transected the area adjoining Dundas Street West and Keele Street. In 1882, with the building of its transcontinental rail line underway, the company acquired additional land north of Dundas Street for its expansive West Toronto freight yard. This facility drew an influx of workers, and the availability of rail service and undeveloped land attracted manufacturing interests, with the Heintzman Piano Company and the Canadian Cycle and Motor Company among the businesses that established factories in the district. Local entrepreneur and future politician Daniel Clendenan was prominent among a group of property owners who registered a plan of subdivision on the former Keele Estate in 1883. The following year, the Village of West Toronto Junction was incorporated. The municipality amalgamated with the neighbouring Carlton and Davenport communities as the Town of West Toronto Junction in 1889. The area underwent two additional transformations, as the Town of Toronto Junction in 1892 and the City of West Toronto in 1908, before it was annexed by the City of Toronto the next year.

With Dundas Street West as the community's "Main Street" for business, Annette Street to the south became the preferred location of many institutions, including schools, the West Toronto Public Library (now the Annette Library, which was completed with a grant from the Carnegie Foundation in 1908), and the West Toronto Masonic Temple (1909). By 1890, three churches were situated along Annette Street, west of Keele Street, with the Victoria Presbyterian Church (later Victoria-Royce Presbyterian), Annette Street Methodist Church (later High Park Avenue United Church and High Park-Alhambra United Church), and Annette Street Baptist Church in place.

Annette Street Baptist Church

Annette Street Baptist Church was founded in September 1886 when local Baptists held a special meeting to organize a congregation. The following year, the members decided to erect a purpose-built church.² Originally known as West Toronto Junction Baptist Church, the name was changed after the trustees acquired a building lot on Annette Street where the church was constructed in 1888. As shown on Goad's Atlas for 1890 and in archival photographs (which are included in this report), the original church was considerably smaller than the current edifice, and its position at the east end of the lot suggests that the intention was to expand it over time.

No architect is associated with the original church. However, it is presumed to have been constructed under the supervision of John Turner, a well-known local builder and accomplished brick mason who was a member of the building committee for the new facility in July 1888.³ While the complex was completed by January 1889 when a committee meeting was held in the Sunday School room, the church was not officially opened until the summer.

By 1906, it was determined that more space was required to address the growing membership. As a result, "Brother Watts and the building tradesmen in the congregation expanded and reworked the building, while retaining the eastern tower and carefully reusing original bricks."⁴ The church structure was extended to the west, retaining the original sloped roof and low walls and replacing the west tower with a taller, complementary version that contained the new main entrance to the complex.

During the World War I era, Annette Street was widened, which impacted access to the south entrance of the church. As a result, in 1920 the main entry was relocated to an enclosed vestibule on the west elevation facing High Park Avenue. Although the church's membership exceeded 400 in the 1920s, a conflict in the national church over fundamentalist versus modern theology led to the departure of many of the congregants. With the changing demographics of the neighbourhood, church membership declined after World War II. The congregation of Annette Street Baptist Church held its last

² According to church records, the trustees first considered an offer to acquire a local Presbyterian church, instead of financing a new building

³ Building Committee Minutes, Annette Street Baptist Church, July 1888, Canadian Baptist Archives

⁴ "Annette Street: Junction beauty spot revisited," West Toronto Junction Historical Society walking tour, n.d., #11

formal service in the building in November 1975. For the following quarter century, the Annette Street Czechoslovak Baptist Church occupied the premises. The property was listed on the City of Toronto Inventory of Heritage Properties in 1998.

iii. ARCHITECTURAL DESCRIPTION

The design of Annette Street Baptist Church was purportedly inspired by plans for small-scale churches that were produced by Toronto architect Edmund Burke and published in The Canadian Baptist periodical in 1886. At that time, Burke was working in partnership with his uncle, Henry Langley, when the firm accepted numerous commissions for ecclesiastical buildings. Beginning in the 1880s, Langley and Burke were influenced by the Arts and Crafts Movement, where the return to traditional craftsmanship and materials was espoused by English designer William Morris and demonstrated in the designs of architect Richard Norman Shaw. Langley and Burke applied Old English motifs to their church designs, rather than an archaeological replication of actual prototypes. One of Burke's designs for The Canadian Baptist, which is reproduced in Section 6 of this report, shows the diminutive scale with low side walls, an extended gable roof and a corner tower with a pyramidal roof that were incorporated into the 1888 plans for Annette Street Baptist Church. In the article accompanying his plans, Burke emphasized the importance of views so that the building "becomes a beloved landmark and links itself with all the neighbourhood."⁵

Annette Street Baptist Church displays a rectangular plan that rises one extended storey, where the walls appear foreshortened by the extended slope and flared eaves of the gable roof covering the structure. A tall brick chimney is placed at the northwest corner. The church is constructed and clad with red brick and trimmed with brick, stone and wood. The east tower is original, and displays a pyramidal roof, battered brick walls, corbelled brickwork and, at the base, a segmental-arched opening with an entrance (which was the main entry to the complex in 1888). At the west end, the tower is taller, with a pyramidal roof and brick finials at the corners (the decorative caps have been removed). The base of the west tower was altered when the round-arched entrance was converted to a window opening in 1920. Buttresses anchor the corners of the towers and organize the fenestration on the west, north and south elevations. The window openings are round-arched, apart from the original segmental-arched openings with decorative brick hood moulds that remain on the rear (east) wall. A distinctive round window is placed in the apex of the west gable. Many of the openings contain leaded glass windows. The west vestibule, which is covered by a steeply-pitched gable roof with extended eaves, oversized wood brackets and mock timbering, contains the main entrance to the building in a monumental round-arched opening. The datestone, marked "A.D. 1888 & 1906" and placed at the base of the west tower, is a surviving feature that identifies the evolution of the design.

⁵ The Canadian Baptist (1886), unpagged

iv. CONTEXT

The property at 200 Annette Street is located on the northeast corner of High Park Avenue. At the southwest corner of the intersection, the former West Toronto Methodist Church (most recently known as High Park-Alhambra United Church) is listed on the City’s heritage inventory. Annette Street Baptist Church anchors the west end of a precinct of historical institutional buildings, including the Masonic Temple, Annette Public Library, and the former Victoria-Royce Presbyterian Church, which are recognized heritage properties.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative Example of a Style and Type with a High Degree of Craftsmanship – Annette Street Baptist Church is a well-designed example of a late 19th century church that was updated in the early 20th century in a manner that retained its Arts and Crafts characteristics. Its design and detailing, with “the generous setback from High Park Avenue, the old trees and the old English entryway still give the impression of a village church. The understated design, continually modified by skilled craftsmen to suit the needs of the congregation, testifies in brick, stone and timber to the values of the community which built it.”⁶

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

⁶ The Recorder and Leader (Winter 1996), 10

Institution – As the home of Baptist congregations for over a century, the property at 200 Annette Street is identified with an institution of significance to the West Toronto Junction community. Annette Street Baptist Church served as the centre for the spiritual and social activities of its congregation, yet also offered a venue for social services in the neighbourhood.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	X

Character – Annette Street Baptist Church typifies the historical character of Annette Street in the West Toronto Junction community where it anchors the west end of a street of prominent institutional buildings, including the neighbouring churches at #252 Annette and #260 High Park Avenue, which are also recognized on the City of Toronto Inventory of Heritage Properties.

Surroundings – The property at 200 Annette Street is intrinsically linked to its surroundings in West Toronto Junction where, as a late 19th century church updated in the early 20th century, it forms part of a collection of churches on Annette Street that are visually connected by their period features and distinctive towers and spires.

Landmark – As a church building located on a corner lot near a prominent intersection in the community, Annette Street Baptist Church is a local landmark in the West Toronto Junction neighbourhood.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 200 Annette Street has cultural heritage value for its historical, design and contextual significance. Anchoring the northeast corner of Annette Street and High Park Avenue, Annette Street Baptist Church is a well-designed example of a late 19th century church with Arts and Crafts features that was updated in the early 20th century. Annette Street Baptist Church is an institution of importance in the neighbourhood, where it is contextually significant and a local landmark in the West Toronto Junction community.

5. SOURCES

Archival Sources

Abstract Indices of Deeds, Plan 553, Block 23, Lots 1 and 2
 Assessment Rolls, City of Toronto, Ward 7, Division 2, 1910 ff.
 Building Records, Toronto and East York District, alterations, April 1920

Canadian Baptist Archives, McMaster University

- Building Committee Minutes, Annette Street Baptist Church, 1888 ff.
- Clippings File, Annette Street Baptist Church, n.d.
- Church Minute Book, Annette Street Baptist Church, 1886-91 and 1919-33
- Correspondence and photographs, Annette Street Baptist Church, 1946-76
- Deacons correspondence, 1948-63
- Ladies Aid Minute Book, Annette Street Baptist Church, 1914-33

City of Toronto Directories, 1885 ff.

Goad's Atlases, 1884-1923

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Forsyth, Barbara, and Barbara Myrvold, The Most Attractive Resort in Town, 1989

Miles, Joan, ed., West Toronto Junction Revisited, 3rd ed., 1992

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"Annette Street: Junction beauty spot revisited," West Toronto Junction Historical Society Walking Tour, n.d.

"Architecture," The Canadian Baptist (April 1, 1886), unpaginated

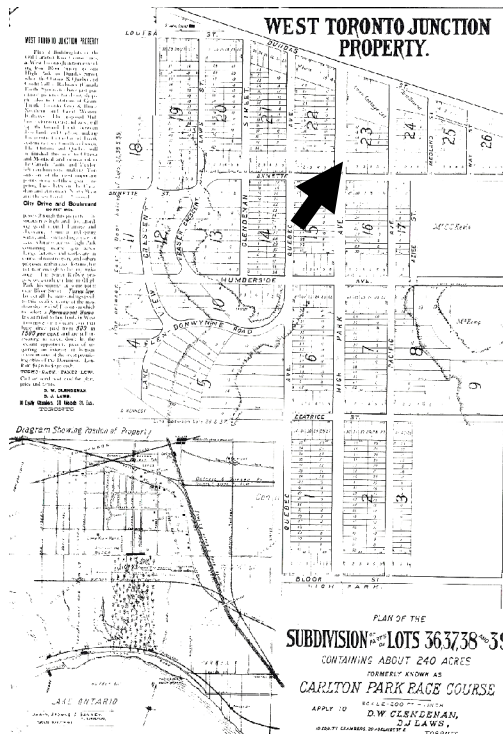
"The Little Church that Grew: Annette Street-Czechoslovak Baptist Church," The Leader and Recorder (Winter 1996), 8-10

"West Toronto Junction Business District revisited," *ibid*

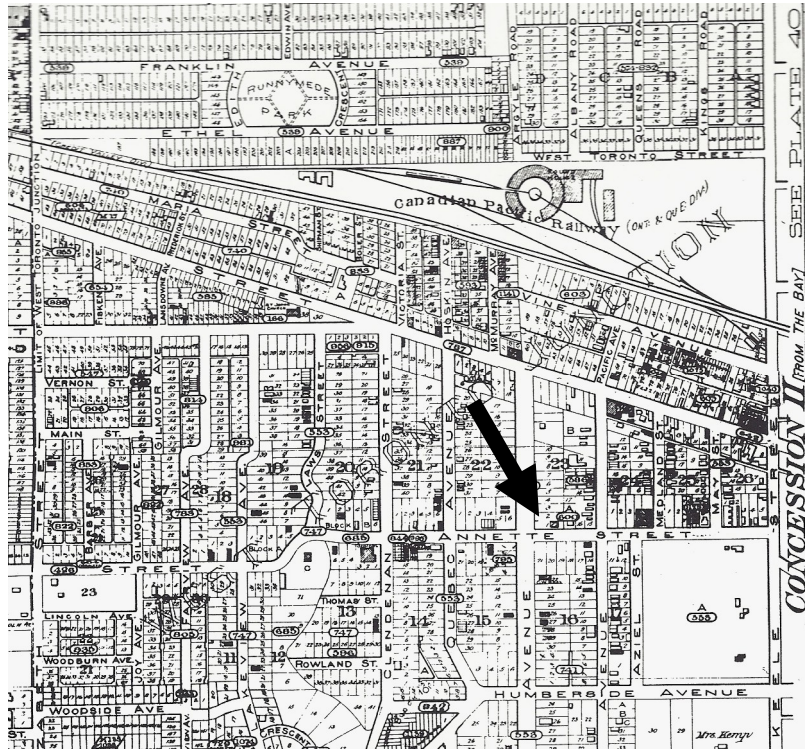
6. IMAGES



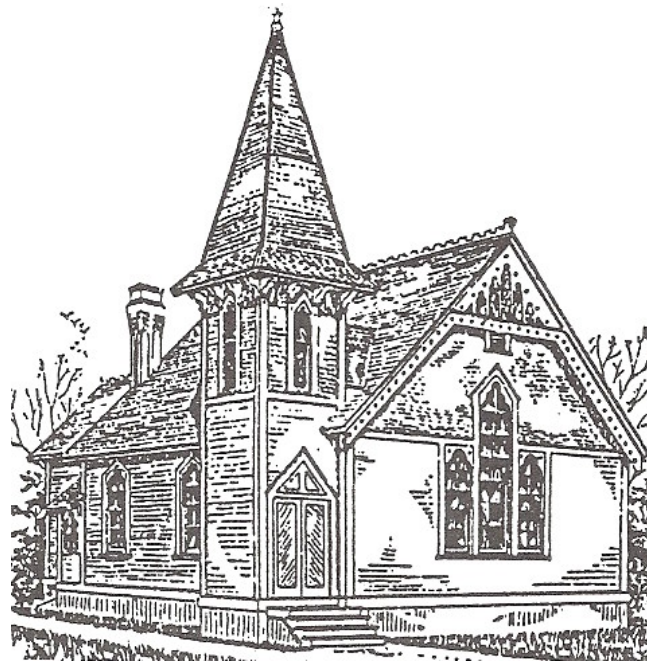
Extract, Historical Atlas of York County, 1878, showing the railway junction, with Carlton Park Race Course to the southwest (Source: City of Toronto Archives)



Plan of Subdivision of Carlton Park Race Course, 1883, showing the layout of the streets and the future location of Annette Street Baptist Church (Source: Toronto Reference Library, reprinted in West Toronto Junction Revisited, 12)



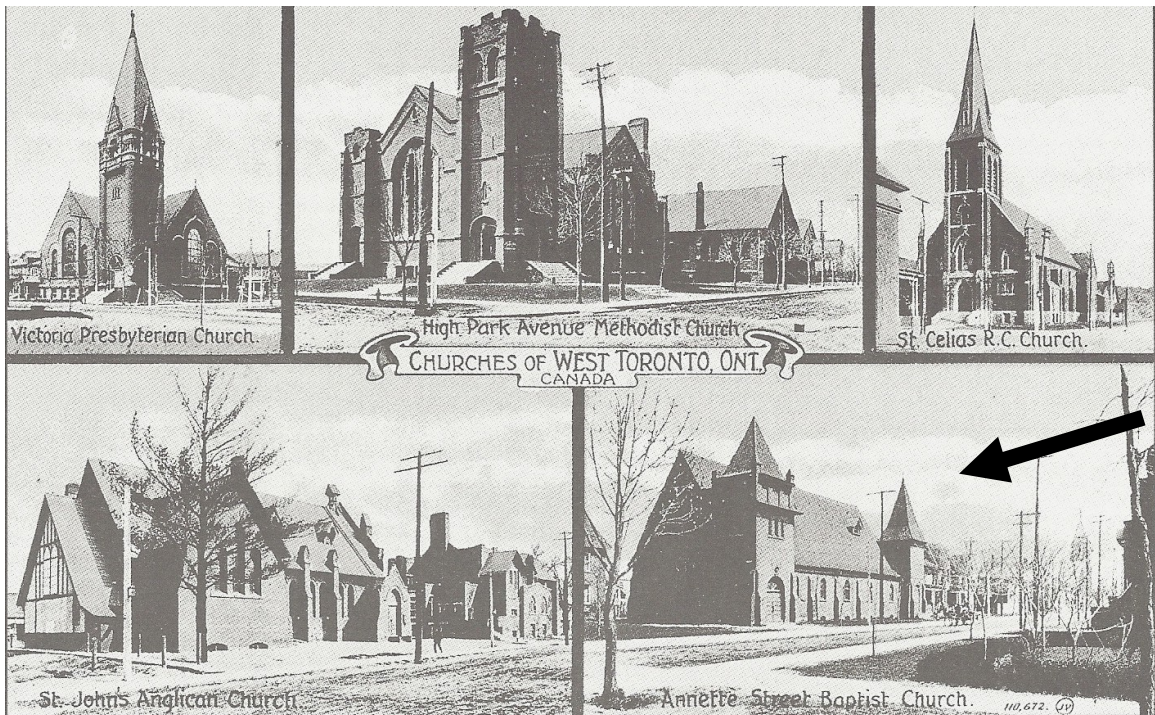
Extract, Goad's Atlas, 1890, showing Annette Street Baptist Church at the corner of Annette Street and High Park Avenue prior to the west extension of the building (Source: City of Toronto Archives)



Illustration, The Canadian Baptist, 1882, by Toronto architect Edmund Burke (Source: Baptist Archives, McMaster University)



Historical photograph of Annette Street Baptist Church, prior to 1906 when the building was extended to the west and altered (Source: The Leader and Recorder (Winter 1996), 8)



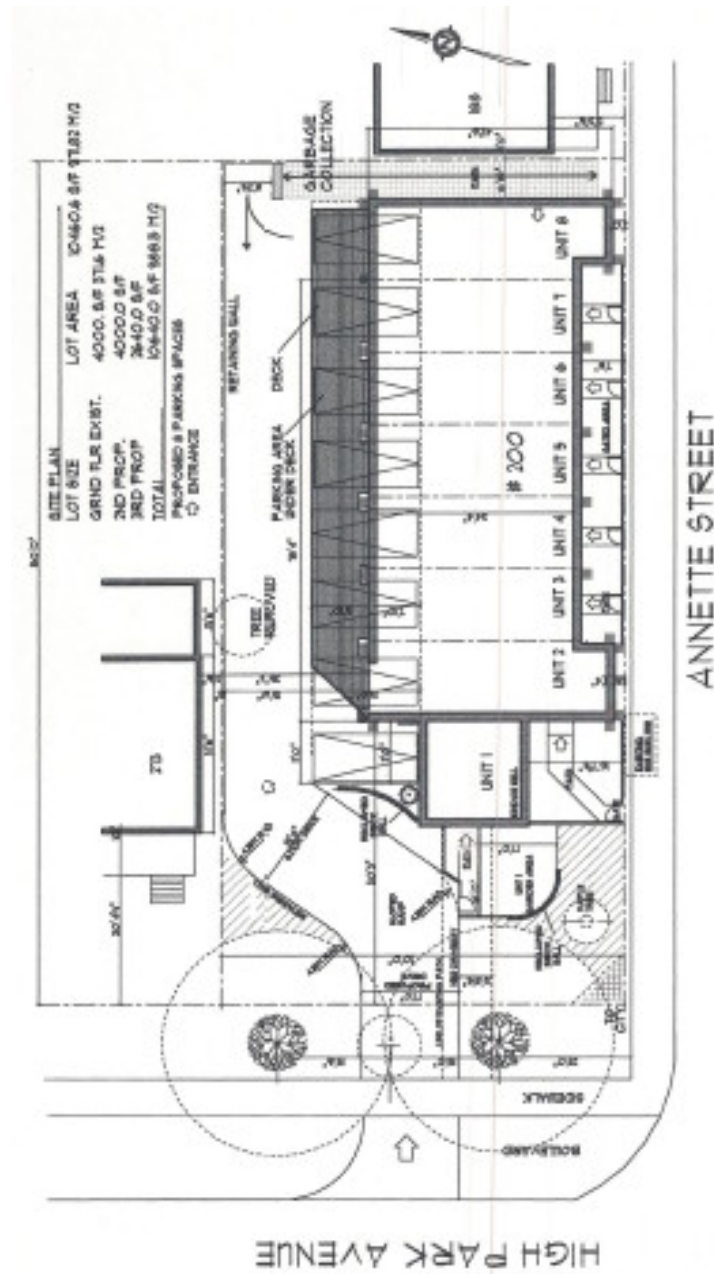
Historical photograph of West Toronto Junction churches, showing Annette Street Baptist Church, following the alterations to the west end in 1906 and prior to the addition of the west vestibule in 1920 (Source: The Leader and Recorder (Winter 1996), 8)



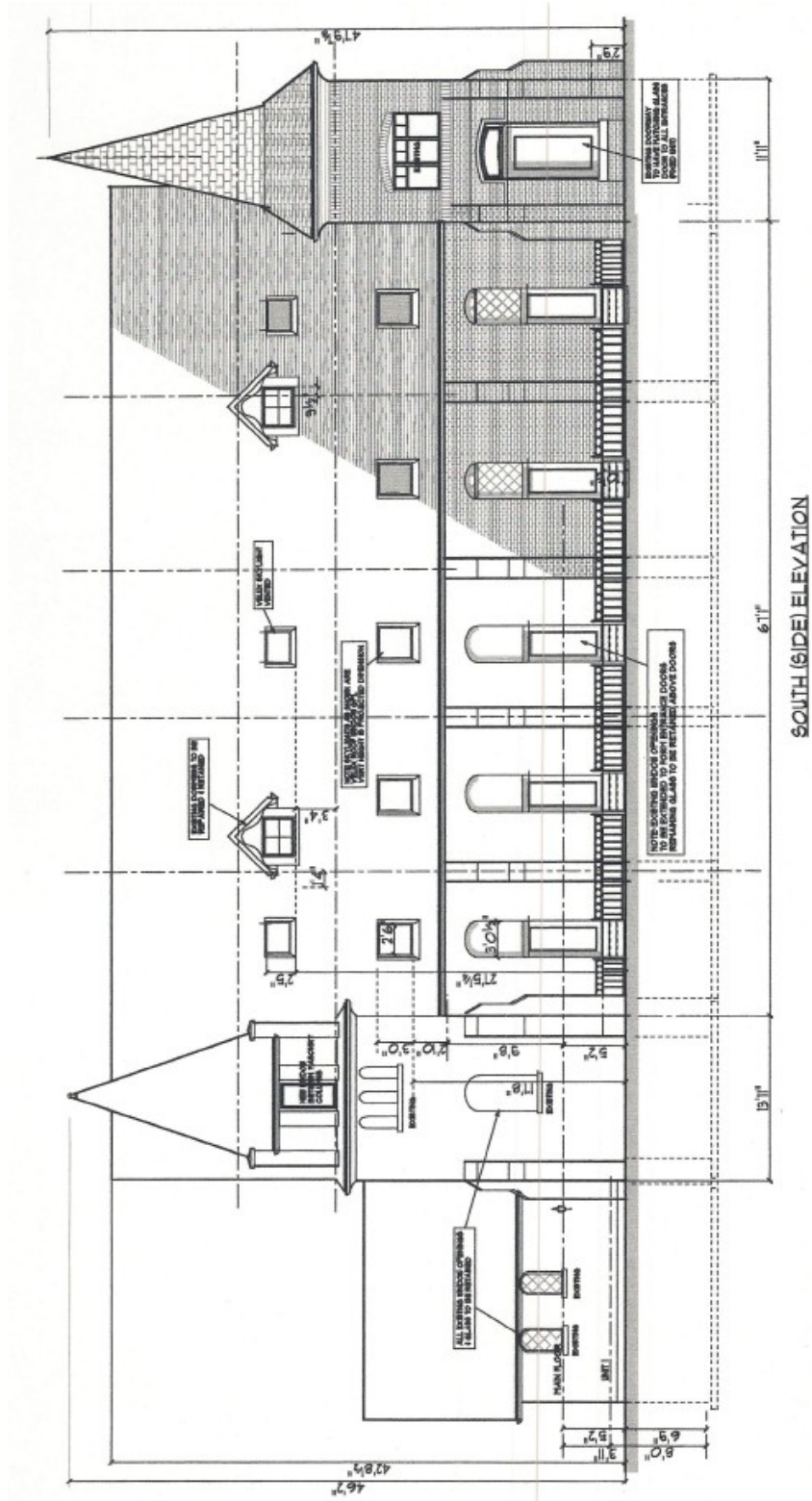
West (left) and south (right) façades, 2009 (Source: Etobicoke York Community Preservation Panel)



North (left) and west (right) façades, 2009 (Source: Etobicoke York Community Preservation Panel)



PROPOSED SOUTH ELEVATION – 200 ANNETTE STREET ATTACHMENT NO. 8





West and south elevations