



STAFF REPORT ACTION REQUIRED

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 140 Dinnick Crescent

| | |
|--------------------------|--|
| Date: | April 11, 2012 |
| To: | Toronto Preservation Board |
| From: | Director, Urban Design, City Planning Division |
| Wards: | Don Valley West – Ward 25 |
| Reference Number: | P:\2012\Cluster B\PLN\HPS\NYCC\May 15 2012\nyHPS21 |

SUMMARY

This report recommends that City Council state its intention to designate the property at 140 Dinnick Crescent under Part IV, Section 29 of the Ontario Heritage Act. Located on the southwest corner of Dinnick Crescent and Lympstone Avenue in Lawrence Park, the site contains a house form building dating to 1930 that was commissioned by lawyer Charles Langdon and occupied by his family until 2011.

As its meeting of March 20, 2012, the North York Community Council deferred consideration of a residential demolition application for the property at 140 Dinnick Crescent until its May 15, 2012 meeting pending a report from Heritage Preservation Services regarding the potential to designate the site under Part IV, Section 29 of the Ontario Heritage Act.

Following research and evaluation, staff have determined that the property meets Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. The Charles Langton House is a fine representative example of Tudor Revival design that contributes to the collection of early 20th century residential buildings comprising Lawrence Park.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 140 Dinnick Crescent (Charles Langdon House) on the City of Toronto Inventory of Heritage Properties.
2. City Council state its intention to designate the property at 140 Dinnick Crescent (Charles Langdon House) under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are no objections in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill 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 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 designation of the property.

Financial Impact

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

DECISION HISTORY

At its meeting of March 20, 2012, the North York Community Council adopted Item. NY14.7 deferring consideration of the residential demolition application for 140 Dinnick Crescent until its May 15, 2012 meeting pending a report from Heritage Preservation Services regarding the potential to designate the property under Part IV, Section 29 of the Ontario Heritage Act.

ISSUE BACKGROUND

On January 24, 2012, representatives of the owners of the property at 140 Dinnick Crescent submitted an application for a permit to demolish the existing vacant single detached residential building. At its meeting of February 21, 2012, the Toronto Preservation Board endorsed a Property Nomination Form submitted by the North York Community Preservation Panel recommending that the property be included on the City's heritage inventory and designated under Part IV, Section 29 of the Ontario Heritage Act.

Following research and evaluation according to Ontario Regulation 9/06, staff have determined that the property at 140 Dinnick Crescent merits inclusion on the City of Toronto Inventory of Heritage Properties and designation under Part IV, Section 29 of the

Ontario Heritage Act for its cultural heritage value. To refuse the demolition of the Charles Langdon House and encourage the retention of its heritage attributes and values, City Council must state its intention to designate the site under Part IV, Section 29 of the Ontario Heritage Act.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. Staff have completed a Heritage Property Research and Evaluation Report for the property at 140 Dinnick Crescent, which is appended as Attachment No. 4 and demonstrates that the site merits designation according to Ontario Regulation 9/06.

The Reasons for Designation are found in Attachment No. 3. The property at 140 Dinnick Crescent 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 categories of design and contextual values. Located on the southwest corner of Dinnick Crescent and Lympstone Avenue, the Charles Langdon House (completed 1930) is a fine representative example of Tudor Revival styling that is physically, visually and historically related to the important collection of early 20th century residential buildings that reflect and maintain the character of Lawrence Park as an exclusive residential district that originated as a garden suburb.

CONTACT

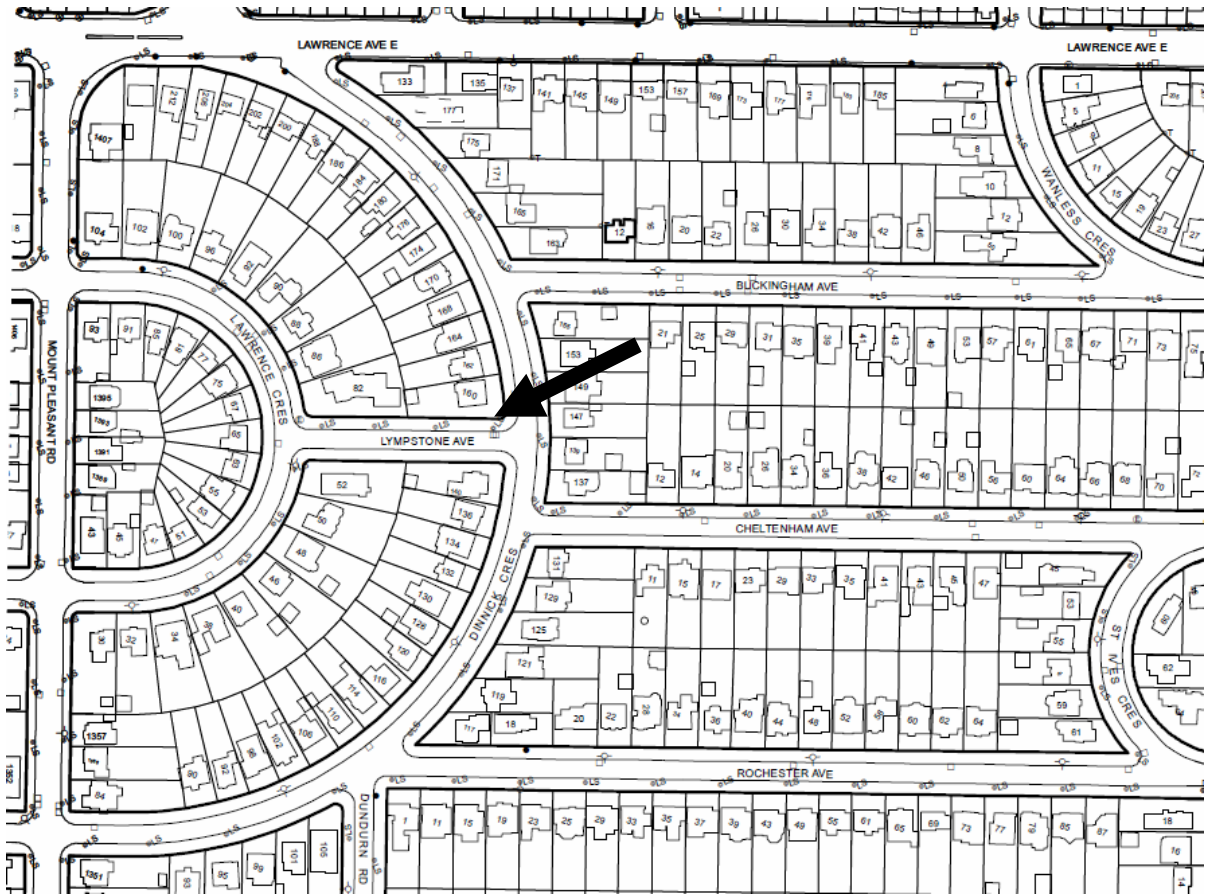
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SIGNATURE

Robert Freedman
Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Reasons for Designation (Statement of Significance)
Attachment No. 4 – Heritage Property Research and Evaluation Report



The **arrow** marks the location of the site.

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



Charles Langdon House, April 2012 (Heritage Preservation Services)



Archival Photograph, c. 1933 (Janet Langdon)

REASONS FOR DESIGNATION: 140 DINNICK CRESCENT ATTACHMENT NO. 3 (STATEMENT OF SIGNIFICANCE)

Charles Langdon House

Description

The property at 140 Dinnick Crescent 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 categories of design and contextual values. Located on the southwest corner of Dinnick Crescent and Lympstone Avenue, the Charles Langton House (completed 1930) is a single detached house form building.

Statement of Cultural Heritage Value

The Charles Langdon House has design value as a fine representative example of an early 20th century house form building in Lawrence Park with Tudor Revival styling in its application of materials, roof profiles and architectural detailing. The individual treatment of the facades addressing Dinnick Crescent and Lympstone Avenue, as well as the medieval-inspired decorative elements contribute to its architectural significance.

Contextually, the Charles Langton House is part of an important collection of early 20th century buildings that characterize the development of Lawrence Park as an exclusive residential neighbourhood and garden suburb. With its placement and setback on an expansive corner lot and architectural features that complement many of the neighbouring structures, the Charles Langdon House is physically, visually and historically linked to its surroundings in Lawrence Park.

Heritage Attributes

The heritage attributes of the property at 140 Dinnick Crescent are:

- The 2½-storey detached house form building
- The scale, form and massing on an irregularly-shaped plan
- The combination of gabled and hipped roofs with wall dormers and, at the east end, an extended chimney
- The materials, with stucco, stone, brick and wood cladding and trim
- On the principal (north) façade, the symmetrical organization of the openings and the mock timbering in the upper stories
- The main (north) entrance, which is found at the base of a gabled frontispiece with brackets where a pointed-arch wood door is placed in a flat-headed opening with stone quoins
- On the north façade and the second-storey of the east elevation, the symmetrically-placed fenestration with flat-headed openings and multi-paned windows

- The east elevation facing Dinnick Crescent, where the first-floor round-arched openings with French doors and transoms flank the chimney
- The south wall, which is viewed from Dinnick Crescent
- The placement of the structure on the corner lot

The west wing (dating to 1980), which partially obscures the west wall and is visible from Lympstone Avenue, is not identified as a heritage attribute.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**CHARLES LANGDON HOUSE
140 DINNICK CRESCENT, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

April 2012

1. DESCRIPTION



Above: principal (north) façade on Lymptone Avenue
 Cover: east elevation (left) on Dinnick Crescent & north façade (right)
 (Heritage Preservation Services, April 2012)

| 140 Dinnick Crescent: Charles Langdon House | |
|--|--|
| ADDRESS | 140 Dinnick Crescent (southwest corner of Lymptone Avenue) |
| WARD | Ward 25 (Don Valley West) |
| LEGAL DESCRIPTION | Plan 1534, Lot 198 |
| NEIGHBOURHOOD/COMMUNITY | Lawrence Park |
| HISTORICAL NAME | Charles Langdon House |
| CONSTRUCTION DATE | 1930 ¹ |
| ORIGINAL OWNER | Charles V. Langdon, lawyer |
| ORIGINAL USE | Residential(single detached house) |
| CURRENT USE* | Residential (single detached house) * This does not refer to permitted use(s) as defined by the Zoning By-law |
| ARCHITECT/BUILDER/DESIGNER | None identified ² |
| DESIGN/CONSTRUCTION/MATERIALS | Stucco, stone, wood & brick cladding & trim |
| ARCHITECTURAL STYLE | Tudor Revival |
| ADDITIONS/ALTERATIONS | 1980, addition, Armstrong & Molesworth, architects |
| CRITERIA | Design/Physical and Contextual Values |
| HERITAGE STATUS | Cultural Heritage Evaluation |
| RECORDER | Heritage Preservation Services: Kathryn Anderson |
| REPORT DATE | April 2012 |

¹ A building permit was issued in November 1929; the building was first recorded in the tax assessment rolls in July 1930

² Building Permit #27411 does not list an architect or contractor (see Section 2.ii)

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 140 Dinnick Crescent and applies evaluation criteria to determine whether it merits inclusion on the City of Toronto Inventory of Heritage Properties and 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 |
|-----------|---|
| 1911 Jan | Dovercourt Land, Building & Savings Company registers Plan 1534 for part of Lawrence Park Estates ³ |
| 1912 | Lawrence Park is illustrated on Goad's Atlas for 1910 updated to 1912 |
| 1919 | John B. White acquires vacant Lot 198 under Plan 1534 through auction |
| 1922 | Rutherford Williamson purchases neighbouring Lots 198 & 199 |
| 1923 | On the update to Goad's Atlas, Lot 198 remains vacant |
| 1929 July | Charles Vaughan Langdon, a lawyer receives Lot 198 |
| 1929 Nov | Langdon is issued a building permit for a two-storey residential building |
| 1930 July | According to the tax assessment roll, Charles Langdon owns a vacant house on the site valued at \$6200 (family records indicate the house is occupied the same month) |
| 1931 | The City Directory for 1931, with statistics dated 1930, records Charles Langdon at 140 Dinnick Crescent |
| 1978 | Charles Robert Langton inherits half the property from Mabel Langdon's estate & his wife acquires the remainder the following year |
| 1980 | A building permit is issued for the two-storey west addition |
| 2011 | The sale of the property ends over 80 years of ownership by the Langdon family |

ii. HISTORICAL BACKGROUND

Lawrence Park

The property at 140 Dinnick Crescent is located in Lawrence Park, the neighbourhood southeast of the intersection of Yonge Street and Lawrence Avenue East. Following the founding of the Town of York in 1793, the lands north of the townsite in York Township were divided into farm lots where fledging hamlets emerged at the major crossroads. In 1889, the Yonge Street communities of Davisville, Eglinton and Bedford Park (the latter found north of Lawrence Avenue) were amalgamated as the Village of North Toronto, which was incorporated as a town the next year. The Metropolitan Street Railway Company's Yonge Street radial line transported commuters between the municipality and the downtown Toronto.

³ Plan 1485 for the western sector was registered in January 1910

The development of Lawrence Park followed the Dovercourt Land, Building and Savings Company incorporation in 1910 as a real estate subsidiary of the Standard Loan Company (subsequently the Standard Reliance Mortgage Company). Under the direction of the enterprise's president, Wilfrid S. Dinnick, Dovercourt acquired two farm lots near the southeast corner of Yonge Street and Lawrence Avenue East in North Toronto as the location of Lawrence Park Estates (as shown on the extract from the York County Atlas of 1878 attached as Image 2).⁴ The substantial acreage with hills and ravines overlooked a branch of the Don River. In engaging British engineer and designer, Walter S. Brooke to lay out a residential subdivision, Dinnick followed the dictates of the Garden City Movement. The origins of this approach to land use planning dated to early 19th century England when Park Villages was the first subdivision surveyed with curving streets, generous lot sizes and attention to landscaping, followed by Hampstead Garden Suburb and others. The movement gained popularity in North America where the Toronto neighbourhoods of Rosedale and Wychwood Park were earlier local examples. Lawrence Park was promoted in Dovercourt's advertising brochures "for the man in that class uncertainly designated 'comfortably off' or 'well-to-do'" and located "...in the heart of the most interesting and charming suburban-garden district of Toronto..."⁵

Following the registration of the first plans of subdivision for Lawrence Park, Dovercourt engaged the Toronto architectural firm of Chadwick and Beckett to prepare the plans for six sample houses near the Yonge Street boundary of the site.⁶ Rather than developing all of the land itself, Dovercourt offered the remaining lots for individual sale with the proviso that Chadwick and Beckett approve the design of the buildings, specifying materials, sizes and setbacks.⁷ The venture might have proved successful if not for the decline of the real estate market and the introduction of income tax during World War I, the higher property taxes accompanying the annexation of North Toronto by the City of Toronto in 1915, and the difficulties Dovercourt faced in servicing the land.⁸ By 1919, the company was placed in receivership and the remaining lots auctioned off to the highest bidders. As a result, development of the remainder of Lawrence Park was delayed until a new building boom took place in the 1920s. While the completion in 1935 of a bridge over the Strathgowan Ravine opened Mount Pleasant Road north to Lawrence Avenue, the Great Depression of that decade delayed further construction. The last stage of the original development of Lawrence Park, especially the section east of Mount Pleasant Road, occurred during the 1950s and 1960s, including the unveiling of

⁴ In 1911, Dovercourt acquired additional land on the west side of Yonge Street, and registered a southerly tract along the Strathgowan Ravine as Plan 511E three years later

⁵ Lawrence Park Estates: the perfect site of ideal homes, Dovercourt Land, Building and Savings Company Limited, 1911. The notable English-trained landscape architects Dunington-Grubb oversaw Lawrence Park's landscaping as the pair's first Canadian commission

⁶ Dinnick reserved two of the dwellings for himself and family members. The Wilfrid S. Dinnick House at 77 St. Edmund's Drive is designated under Part IV, Section 29 of the Ontario Heritage Act and is one of the few properties in Lawrence Park with heritage status

⁷ Chadwick and Beckett remained the official architects of Lawrence Park until World War I

⁸ Complicating matters, the municipality provided roads and street lighting, Dovercourt was responsible for gas mains and parks, with both parties sharing the costs of sewers, water mains and sidewalks

architect Eric Arthur's unique "Trend House" at 41 Weybourne Crescent as a local landmark (the latter property is listed on the City's heritage inventory).⁹

Charles Langdon House

While Plan 1534 was registered for part of Lawrence Park in 1911 (Image 3), Lot 198 on the southwest corner of Dinnick Crescent and Lympstone Avenue stood vacant for nearly 20 years. In the auction that followed the Dovercourt Land, Building and Savings Company's demise in 1919, John B. White purchased the site for only \$700 and received over twice that sum when he transferred the vacant lot to Rutherford Williamson three years later.¹⁰ Land records reveal that Charles Langdon acquired Lot 198 in July 1929. According to information from the Langdon family, the transaction was a gift from his uncle "Billy" Williamson following Charles's engagement to Mabel Gertrude Wade. In December 1929, Langdon was issued a building permit for the house (Image 6). A handwritten note from Mabel Langdon (that forms part of the Langdon family records) indicates that builder "Sid Janes" oversaw the construction of the dwelling. While the architect has not been confirmed, the Danish-born architect D. V. Kline and the similarly-named Toronto practitioner M. D. Klein, whose portfolio included residences in Lawrence Park, are potential candidates.¹¹

Charles Langdon (1897-1977) was a teacher, lawyer and accountant who remained in private practice. Family information indicates that Charles and Mabel Langdon moved into the residence in July 1930, raising their children Charles Robert (1931-2011, also a lawyer and known as Robert or Bob) and Judith Louise on-site. A photograph of the house appeared in a 1933 calendar (Image 7), and the building and its setting were shown in an aerial photograph of the city following World War II (Image 8). After Mabel Langdon's death in 1978, her children inherited the property, with Robert Langdon and his wife, Joan becoming joint owners a year later. In 1980, the couple commissioned the Toronto architectural firm of Armstrong and Molesworth to design the west addition (which is illustrated in Image 9). The Langdon family retained the property until 2011 when Robert Langdon died. His obituary described him as the "King of Dinnick Crescent" and one of the last original residents of the street.¹²

⁹ As Lawrence Park opened as an exclusively residential community, the George H. Locke Memorial Branch of the Toronto Public Library (a property that is recognized on the City of Toronto Inventory of Heritage Properties) and Lawrence Park Community Church appeared after World War II

¹⁰ Williamson also owned the adjacent Lot 199 on Dinnick Crescent where the house at #136 is found

¹¹ The Property Nomination Form submitted by the North York Community Preservation Panel in February 2012 states "According to Mr. Langdon, the former owner, now deceased, "...the original portion of our home...was built...in 1930 under the supervision of D. V. Kline, a Danish architect"

(<http://www.toronto.ca/legdocs/mmis/2012/pb/bgrd/backgroundfile-45210.pdf>). However, according to the nomination material, "a similarly named noted Canadian architect, M. D. Klein of the same period also did much work in the Lawrence Park area". 140 Dinnick is not on the list of Klein's confirmed projects identified in <http://dictionaryofarchitectsincanada.org/architects/view/221>

¹² Toronto Star, November 9, 2011. According to the Historical Walking Tour of Lawrence Park (pages 39-40), this was part of the "Lawrence Park phenomenon", where people who grew up in the community often acquired their parents' homes or other property in the neighbourhood

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 140 Dinnick Crescent are found on the cover and in Sections 1 and 6 of this report. The Charles Langdon House was designed with features of Tudor Revival architecture, one of the favoured styles of the first half of the 20th century that was well represented in the inaugural and later phases of Lawrence Park.¹³ The style, which was inspired by the residential architecture of late-15th and 16th-century England, features complicated rooflines, mock timbering over stucco, oversized chimneys, gabled entries, and fenestration incorporating small multi-paned glass windows. The latter features are well represented on the Charles Langdon House.

Rising 2½-stories with an irregularly-shaped plan, the Charles Langdon House is covered by combined hipped and gabled roofs with wall dormers (north) and a projecting and extended chimney on the east end. Above a stone foundation, the walls are clad with stucco with wood timbering affixed to the upper portion of the principal (north) façade. On the latter wall, the main entrance is placed at the base of a gabled frontispiece with brackets where a flat-headed door opening is highlighted with stone quoins and contains a wood door with a Tudor arch. The symmetrically-placed flat-headed openings on the north façade contain multi-paned windows. The fenestration is repeated on the east elevation facing Dinnick Crescent, apart from the first storey where the round-arched openings house French doors with transoms. The west elevation is partially concealed by the west addition (1980), while the rear (south) wall has a hip-roofed extension that is viewed from Dinnick Crescent. The west wing is not identified as a heritage attribute.

iv. CONTEXT

As shown on the location map attached as Image 1, the Charles Langdon House occupies a corner lot where the curve of Dinnick Crescent meets the straight east-west alignment of Lympstone Avenue. This setting reflects one of the unique features of Lawrence Park as a garden suburb: while the plan incorporates a number of curved crescents and circular streets, the remainder of the street plan follows the familiar Toronto grid pattern. The property at 140 Dinnick Crescent is found in the section of Lawrence Park east of Mount Pleasant Road where it occupies a position on the outer ring of the largest of the circular streets in the neighbourhood. In the immediate vicinity, the Walter R. Spence House (1933) at 12 Buckingham Avenue is recognized on the City of Toronto Inventory of Heritage Properties.

With its placement on a corner lot, the Charles Langdon House is viewed from both Dinnick Crescent and Lympstone Avenue. It contributes to the Lawrence Park neighbourhood with its scale, setback and detailing that complements the other original houses in the eastern part of the community.

¹³ The largely pre-World War I western sector favoured houses designed with Edwardian Classical or Arts and Crafts features, but also included examples of Colonial Revival and Period Revival (of which Tudor Revival is part). One of the first houses in Lawrence Park to feature Tudor Revival styling was the A. F. Jones House (1911) at 24 Dinnick Crescent, which was among the prototypes designed by Chadwick and Beckett and used in the marketing brochures for the estate

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 | N/A |
| iii. demonstrates high degree of scientific or technical achievement | N/A |

Representative Example of a Style and Type – As a fine representative early 20th century house form building in Lawrence Park, the Charles Langdon House is typical of Tudor Revival styling in its materials, roof and detailing, but its design is elevated with the individual treatment of the facades addressing Dinnick Crescent and Lymptone Avenue, as well as the medieval-inspired decorative elements that contribute to its architectural significance.

| Historical or Associative Value | |
|--|------------|
| i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | N/A |
| 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 |

No historical or associative values have been identified for the property at 140 Dinnick Crescent at the time of the writing of this report.

The long-term occupancy of the Langdon family is an interesting fact rather than a heritage value. The identity of an architect has not been confirmed.

| 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 | N/A |

Character – The Charles Langton House is part of an important collection of early 20th century buildings that characterize the development of Lawrence Park as an exclusive residential neighbourhood and garden suburb.

Surroundings – With its placement and setback on an expansive corner lot and architectural features that complement many of the neighbouring structures, the Charles Langton House is physically, visually and historically linked to its surroundings in Lawrence Park.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 140 Dinnick Crescent has design and contextual values as a fine representative example of a residential building with Tudor Revival styling that is physically, visually and historically related to the significant collection of early 20th century house form buildings that reflect and maintain the character of Lawrence Park as an exclusive residential district that retains its origins as a garden suburb. With its architectural quality and highly visible placement on a corner lot, the Charles Langton House retains its cultural heritage integrity.

5. SOURCES

Archival Sources

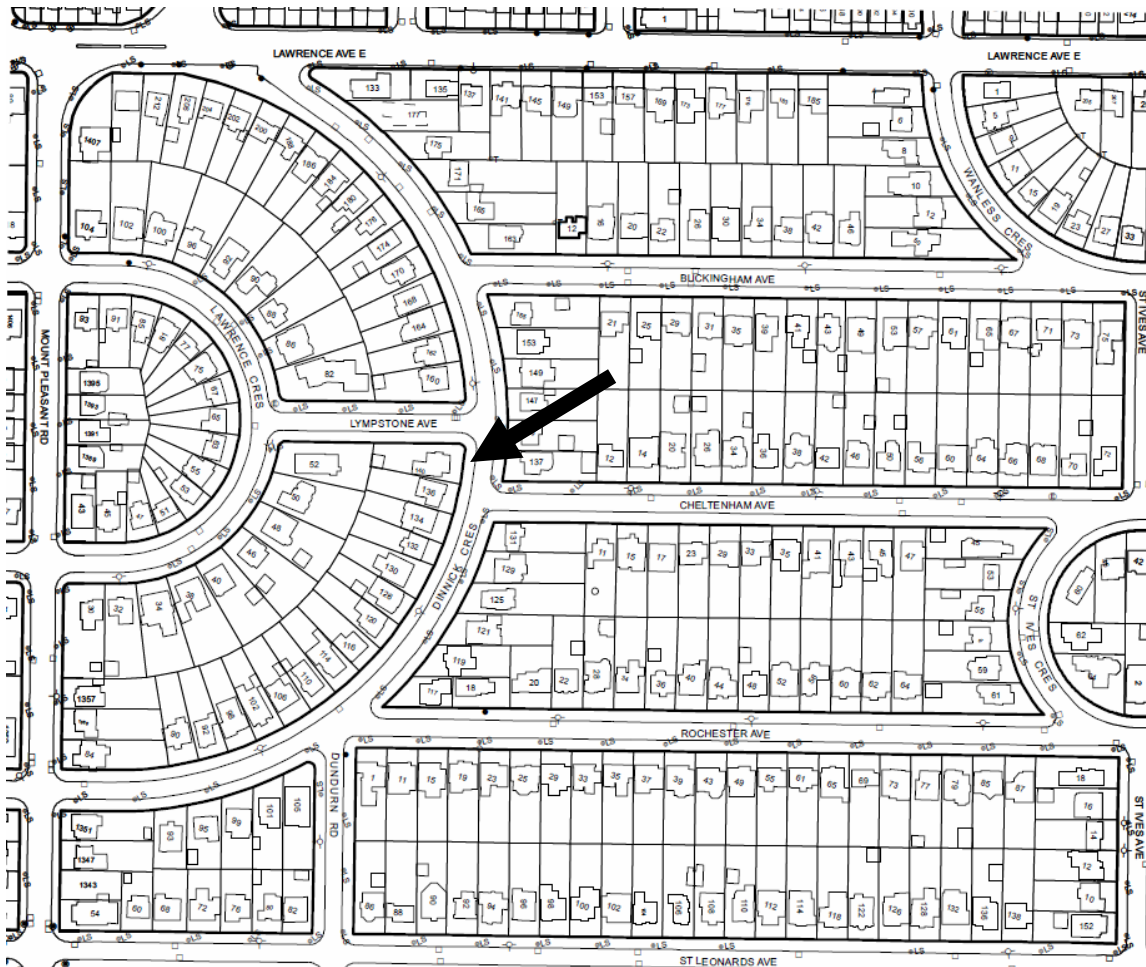
Abstract Indices of Deeds, Plan 1534, Lot 198
Aerial Map, City of Toronto, 1947
Assessment Rolls, City of Toronto, Ward 2, Division 6, 1929 to 1931
Building Permit #27411, November 1929
Building Records, City of Toronto, Toronto and East York, #144658, May 1980
City of Toronto Directories, 1930-32
Goad's Atlases, 1910 revised to 1912 and 1923
Historical Atlas of the County of York, 1878

Secondary Sources

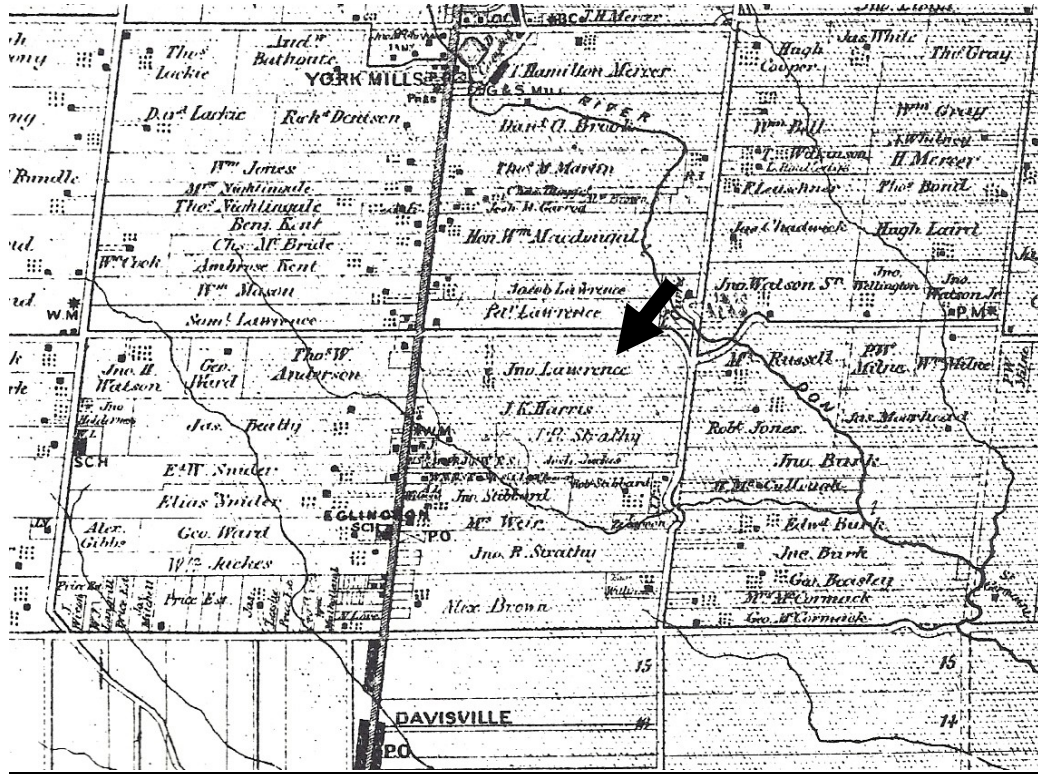
Blumenson, John, Ontario Architecture, 1990
Bordessa, Karina, "A Corporate Suburb for Toronto: Lawrence Park, 1905-1930,"
typescript, 1980, Local History Collection, Northern District Branch, Toronto
Public Library
"Charles Robert Langdon," obituary, Toronto Star, November 9, 2011
"Charles Vaughan Langdon," obituary, Toronto Star, October 28, 1977
Fisher, Ron, "The Development of the Garden Suburb in Toronto," Journal of Garden
History, Vol. 3, No. 3 (July-September 1983), 193-207
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Langton family records (Janet Langdon)
Lawrence Park Estates: a formal and artistic grouping of ideal homes, Dovercourt Land,

Building and Savings Company Limited, 1910
Lawrence Park Estates: the perfect site of ideal homes, Dovercourt Land, Building and Savings Company Limited, 1911
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992
"Maurice Dalvin Klein," entry in The Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/architects/view/221>
Mollenhauer, Joy, "This was My 'Park'", typescript, no date, Local History Collection, Northern District Branch, Toronto Public Library
Myrvold, Barbara, and Lynda Moon, Historical Walking Tour of Lawrence Park, rev. ed., 2007
"Property Nomination Form, 140 Dinnick Crescent," North York Community Preservation Panel, February 2012,
<http://www.toronto.ca/legdocs/mmis/2012/pb/bgrd/backgroundfile-45210.pdf>
Ritchie, Don, North Toronto, 1992

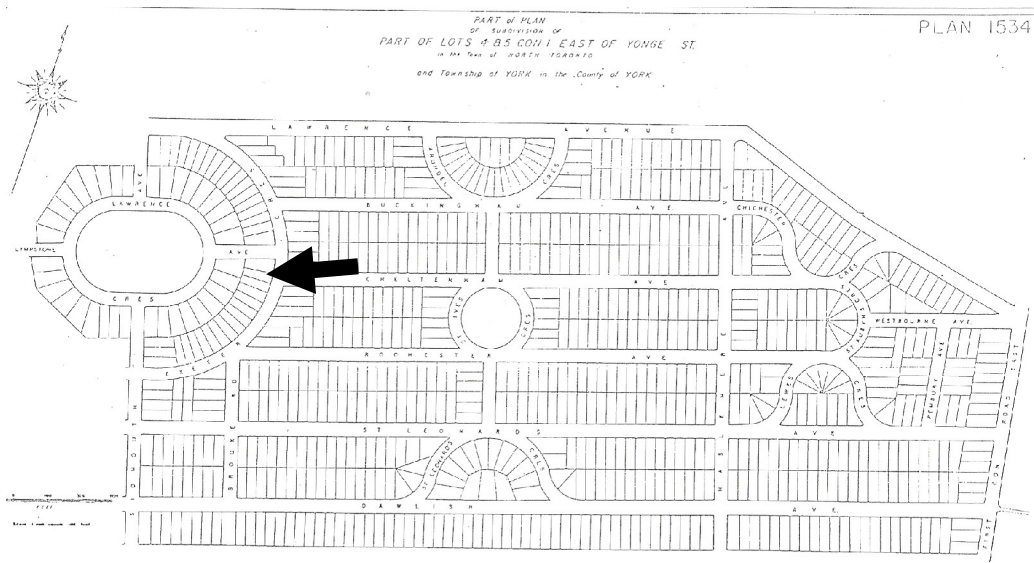
6. IMAGES: the **arrows** mark the location of the property at 140 Dinnick Crescent



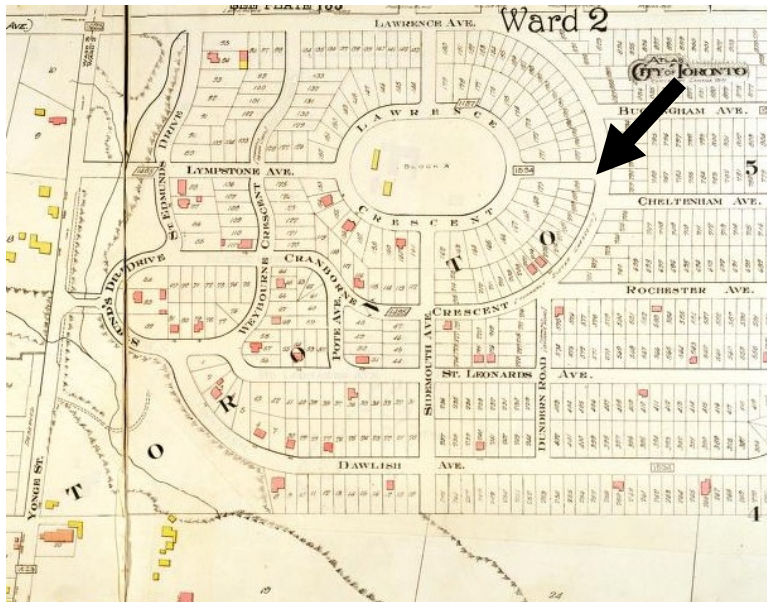
1. City of Toronto Property Data Map: showing the location of the property at 140 Dinnick Crescent in the Lawrence Park neighbourhood southeast of Lawrence Avenue East and Mount Pleasant Road



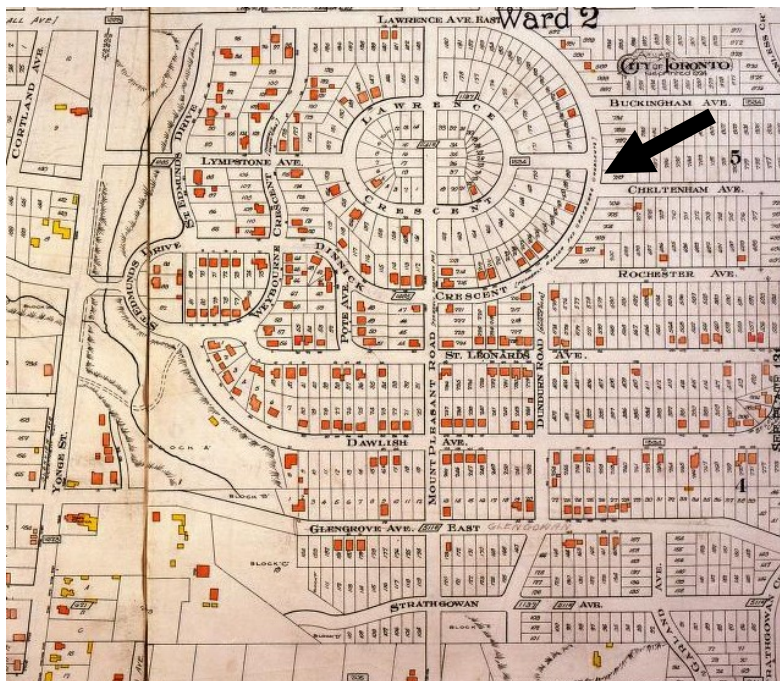
2. York County Atlas, 1878: showing Lots 4 and 5 near the southeast corner of Yonge Street and Lawrence Avenue East that were acquired for the development of Lawrence Park (along with the Anderson Farm on the west side of Yonge Street)



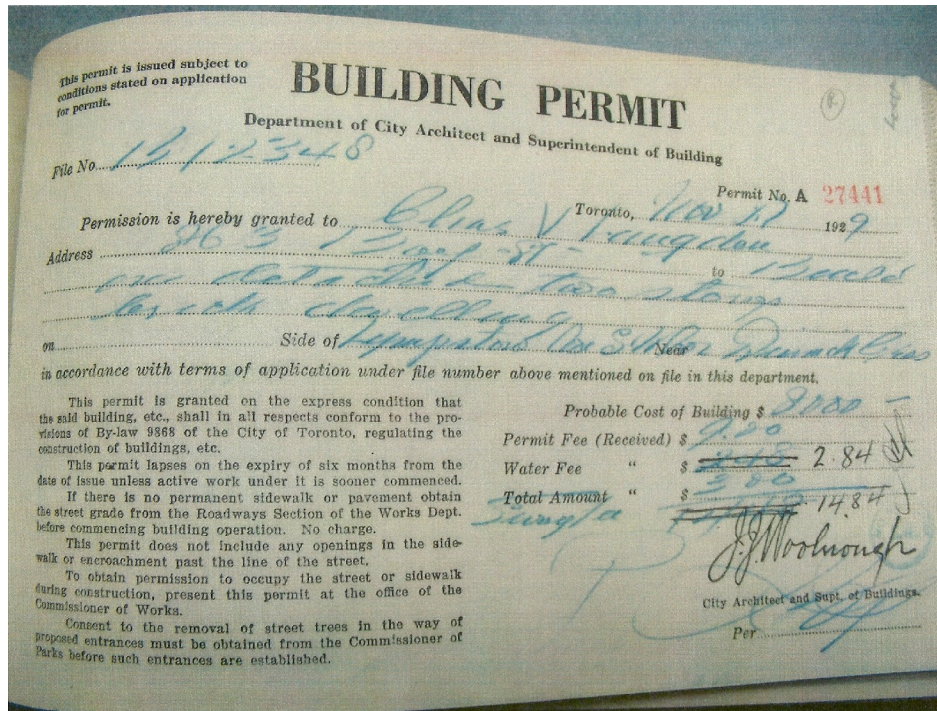
3. Plan 1534, 1911: showing the subdivision of the east section of Lawrence Park where Lot 198 is found (Local History Collection, Northern District Branch, Toronto Public Library)



4. Goad's Atlas, 1910 revised to 1912: showing the layout of Lawrence Park east of Yonge Street where Lot 198 is located on the outer ring of the central circular crescents



5. Goad's Atlas, 1910 revised to 1923: shows the southward expansion of the subdivision, as well as the northward extension of Mount Pleasant Road across Lawrence Crescent, and the undeveloped status of Lot 198



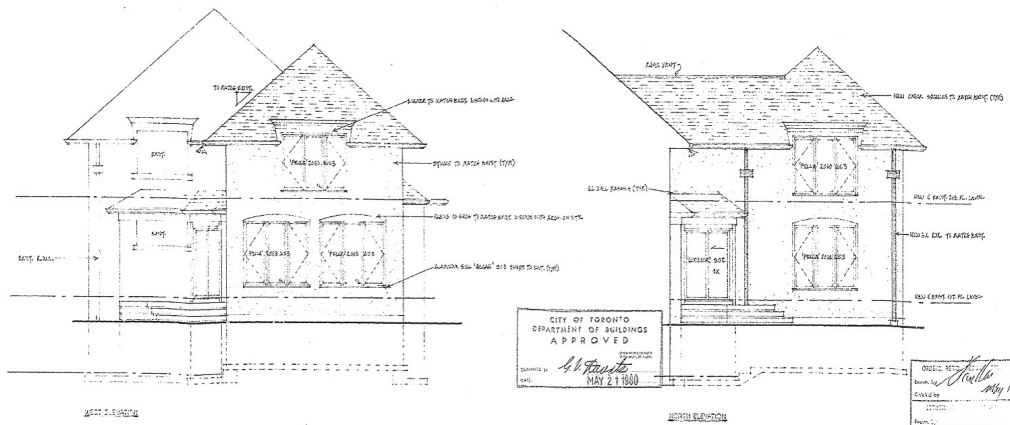
6. Building Permit, 140 Dinnick Crescent, November 1929: the permit does not identify an architect or builder (Collection, Janet Langdon)



7. Photograph, 140 Dinnick Crescent, c. 1933: the photograph appears on a calendar dated January 1933 (Collection, Janet Langdon)



8. Aerial Photograph, 1947: showing the site after World War II (City of Toronto Archives)



9. Architectural Plans, 1980: showing the drawings for the west addition, with the north elevation of the wing shown on the right (Building Records, City of Toronto, File #146658)



10. Photograph, 140 Dinnick Crescent: showing the north façade (left) on Lymptstone Avenue with the north elevation of the west wing (right) (Heritage Preservation Services, April 2012)



11. Photograph, 140 Dinnick Crescent: showing the main (north) entrance where the door and surround display detailing associated with Tudor Revival styling (Heritage Preservation Services, April 2012)



12. Photograph, 140 Dinnick Crescent: showing the east elevation on Dinnick Crescent (Heritage Preservation Services, April 2012)



13. Photograph, 140 Dinnick Crescent: showing the Charles Langdon House on a corner lot near the southwest intersection of Dinnick Crescent and Lympstone Avenue (Heritage Preservation Services, April 2012)