



STAFF REPORT ACTION REQUIRED

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 28 Daisy Avenue

Date:	December 20, 2012
To:	Toronto Preservation Board Etobicoke York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Etobicoke-Lakeshore – Ward 6
Reference Number:	P:\2013\Cluster B\PLN\HPS\EYCC\February 26 2013\eyHPS04

SUMMARY

This report recommends that City Council state its intention to designate the property at 28 Daisy Avenue under Part IV, Section 29 of the Ontario Heritage Act. Located on the northeast corner of Daisy Avenue and Twenty-Sixth Street in Long Branch, the site was on the former City of Etobicoke's heritage inventory and incorporated into the City of Toronto Inventory of Heritage Properties following amalgamation.

There is concern in the community about potential alterations to the heritage building. Following research and evaluation, staff have determined that the property at 28 Daisy Avenue meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. The designation of the property would enable City Council to manage alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 28 Daisy Avenue (Richard Newborn House) under Part IV, Section 29 of the Ontario Heritage Act.
2. 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 bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

3. 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.
4. 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

The property at 28 Daisy Avenue was included on the heritage inventory for the former City of Etobicoke, and absorbed into the City of Toronto Inventory of Heritage Properties following amalgamation.

ISSUE BACKGROUND

The Etobicoke Historical Society submitted a Property Nomination Form requesting the designation under Part IV, Section 29 of the Ontario Heritage Act of the property at 28 Daisy Avenue. Several area residents have also provided letters supporting the nomination. There is concern in the community about potential alterations to or demolition of this landmark heritage property.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are included.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) for the property at 28 Daisy Avenue. As a result of this assessment, staff have determined that the site meets Ontario Regulation 9/06, the criteria prescribed for municipal designation.

The Reasons for Designation (Statement of Significance) are found in Attachment No. 3. The property at 28 Daisy Avenue 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 values. Located on the northeast corner of Daisy Avenue and Twenty-Sixth Street in Long Branch, the Richard Newborn House (c. 1851) is a rare surviving example of a mid-19th century Ontario House with stone construction that is part of the evolution of southwest Etobicoke from a farming community and seasonal resort to the independent municipality of Long Branch where it stands as a local landmark. While the structure has been altered over time, it retains its integrity and continues to express the site's cultural heritage values and attributes.

The Reasons for Designation (Statement of Significance), 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 property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

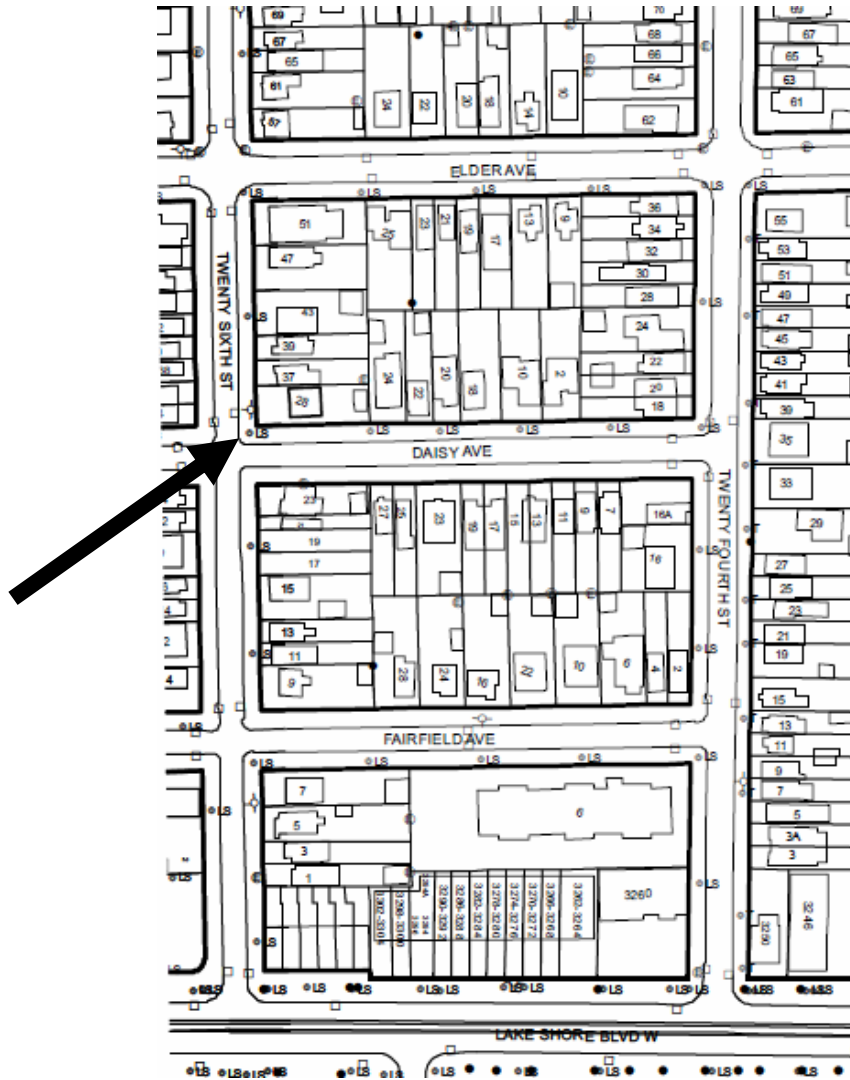
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SIGNATURE

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



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

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



Principal (south) façade of the Richard Newborn House



28 Daisy Avenue at the northeast corner of Twenty-Sixth Street in Long Branch

Richard Newborn House

Description

The property at 28 Daisy Avenue 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 values. Located on the northeast corner of Daisy Avenue and Twenty-Sixth Street in Long Branch, the Richard Newborn House (c. 1851) is a 1½-storey house form building. The site is listed on the City of Toronto Inventory of Heritage Properties.

Statement of Cultural Heritage Value

The Richard Newborn House is a rare surviving example of a stone house form building in Etobicoke and the only one remaining in Long Branch. In its original location facing south toward Lake Shore Boulevard West and Lake Ontario, it is purported to be the oldest remaining farmhouse along the Etobicoke waterfront between the Humber River and Etobicoke Creek. While its stonework is concealed by stucco cladding, the structure retains the form of a characteristic Ontario House with its 1½-storey profile and the central gable.

The property at 28 Daisy Avenue contributes to an understanding of the early development of southwest Etobicoke Township as a farming community, prior to the area's evolution as a seasonal resort and its incorporation as the Village of Long Branch. With the partitioning of the original farm lot for a residential subdivision, the Richard Newborn House stands as a reminder of the area's historical origins.

As a rare extant stone farmhouse in Long Branch, the Richard Newborn House is a local landmark that is recognized on the City of Toronto Inventory of Heritage Properties.

Heritage Attributes

The heritage attributes of the property at 28 Daisy Avenue are:

- The 1½-storey house form building
- The scale, form and massing on a rectangular-shaped plan
- The stone foundation, walls and detailing (the building has been clad with stucco)
- The gable roof, with brick chimneys and a gable peak with a flat-headed window opening on the south slope
- The principal (south) façade, which is symmetrically organized with a central entrance

- The main entry, which is set in a wood surround with three-quarter-length panelled sidelights with round-arched windows and a flat multi-paned transom
- Flanking the entrance, the single flat-headed window openings that incorporate arched windows
- The fenestration on the side elevations (east and west), with pairs of flat-headed window openings that are reduced in height in the upper storey (some of the openings have been covered over)
- Protecting the south façade, the open wood verandah with a gable roof, brick posts and wood piers (the current verandah is not original but is recognized because it represents the evolution of the structure)
- The placement of the house form building on the northeast corner of Daisy Avenue and Twenty-Sixth Street

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**RICHARD NEWBORN HOUSE
28 DAISY AVENUE, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

December 2012

1. DESCRIPTION



Above: Main (south) entrance; cover: south façade
(Heritage Preservation Services, October 2012)

28 Daisy Avenue (Richard Newborn House)	
ADDRESS	28 Daisy Avenue (northeast corner of Twenty-Sixth Street)
WARD	6 (Etobicoke-Lakeshore)
LEGAL DESCRIPTION	Plan 1571, Part Lot 109
NEIGHBOURHOOD/COMMUNITY	Long Branch
HISTORICAL NAME	Richard Newborn House
CONSTRUCTION DATE	c. 1851 (see Section 2.i)
ORIGINAL OWNER	Richard Newborn, farmer
ORIGINAL USE	Residential (single-family house)
CURRENT USE*	Residential (single-family house) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	None found
DESIGN/CONSTRUCTION/MATERIALS	Stone construction with stucco cladding and stone, wood and brick detailing
ARCHITECTURAL STYLE	Gothic Revival (Ontario House)
ADDITIONS/ALTERATIONS	See Section 3
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	December 2012

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 28 Daisy Avenue, 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
1806	The Patent for Lot 7, Concession 1 of Etobicoke Township is given to Colonel Samuel Smith
1847	Richard R. Newborn purchases the 100-acre parcel
1851	Richard Newborn, his wife and five children are recorded in the Decennial Census in a single-storey stone house
1851	In the first tax assessment roll for Etobicoke Township, Richard Newborn is assessed \$768 for his 100-acre farm lot ¹
1853	Newborn conveys a small portion of his lot to the Hamilton and Toronto Railway Company, which extends its tracks through the property
1855	The tax assessment roll rises dramatically to \$975
1861	The Decennial Census indicates that the Newborn family occupies a one-and one-half storey stone house
1890	Newborn sells a small portion of his acreage to John O'Connor
1911 Mar	Toronto General Trusts, Newborn's executors, and his heir and daughter-in-law Susannah Newborn sell the property to Eric N. Spinney, who immediately conveys it to the Lake Shore Land Company
1911 June	Plan 1572 (labelled the "Lake Shore Gardens Annex") is registered by the Lake Shore Land Company ²
1911 Sept	Under Plan 1572, Lot 109 containing the Richard Newborn House is acquired by Hugh McCullum
1922	McCullum's heirs sell the south part of Lot 109 containing the farmhouse to Alice M. Walton, whose family retains it until 1949; the next transaction occurs in 1977
2006	Toronto City Council confirms the inclusion of the property on the City's heritage inventory ³

¹ Although the tax assessment rolls in the mid 19th century record different land sizes for Newborn's farm, land records indicate that the 100-acre site remained intact except for the 1853 and 1890 transactions. The early Etobicoke rolls do not describe buildings

² Part of this tract is sold and reacquired by the Lake Shore Land Company in 1912 and 1913

³ City of Toronto Council Minutes, September 25, 26 and 27, 2006. The property was listed by the former Etobicoke Historical Board and absorbed into the city-wide City of Toronto Inventory of Heritage Properties following the amalgamation of the current City of Toronto in 1998

ii. HISTORICAL BACKGROUND

Long Branch

The property at 28 Daisy Avenue is located in the Etobicoke community of Long Branch. The area originated as part of the military tract in the Township of Etobicoke where land on the north shore of Lake Ontario was granted to Colonel Samuel Smith in the late 18th and early 19th centuries. A veteran of the Queen's Rangers and a member of the Executive Council of Upper Canada, Smith was prominent in the early settlement of Etobicoke. "Colonel Smith's Tract" grew to 2600 acres through additional acquisitions and extended west along the lake front from present-day Kipling Avenue to Etobicoke Creek.

By the late 19th century, a portion of Smith's former property on the Lake Ontario shoreline was developed as a summer resort that was served by steamers on Lake Ontario, the steam railway north of Lake Shore Road and, in the early 20th century, the electric streetcars that were first operated by the Toronto and Mimico Electric Railway.⁴ The area was named Long Branch Park, purportedly after the famous resort in New Jersey. Popular for its proximity to Toronto, the area soon attracted year-round residents.

Beginning in 1909, the lands adjoining Long Branch Park were subdivided for residential development. Much of this activity was directed by Colonel Frederick Burton Robins, a Toronto land developer, under holding companies that included Robins, Limited (Image 5). Among the developments were Lake Shore Gardens and its Annex on the north side of Lake Shore Road (present-day Lake Shore Boulevard West) (Images 6 and 8). Apart from public transit, access to the area was improved in 1916 with the completion of the Lakeshore Highway, purportedly the first concrete slab roadway in Canada.⁵ Long Branch was incorporated as a village in 1931, and remained an independent municipality until 1954 when the Municipality of Metropolitan Toronto was created.

28 Daisy Avenue

The property at 28 Daisy Avenue originated as part of Lot 7 in Concession 1 of Etobicoke Township, which was patented to Colonel Samuel Smith in 1806. Following Smith's death, his executors conveyed the 100-acre parcel to John Hifferman in 1839. A series of transactions saw the tract divided and reassembled by 1847 when it was purchased by Richard R. Newborn, who had settled in Toronto Township after emigrating from England in the 1830s.

⁴⁴ The Toronto Railway Company took over the route in 1893, one year before the line reached Long Branch. Service continued west of Long Branch in 1904 after the line became the Mimico Division of the Toronto and York Radial Railway Company. The latter enterprise was acquired by the City of Toronto in 1922. Five years later, the forerunner to the Toronto Transit Commission began operating the route, widening present-day Lake Shore Boulevard West to run double tracks. Beginning in 1935, a new Lake Shore line linked the Humber and Long Branch Loops

⁵ Villages of Etobicoke, 50

Newborn and his family occupied the property at present-day 28 Daisy Avenue for more than half a century. He was recorded in the first tax assessment roll for Etobicoke Township in 1851 and in the Decennial Census of Canada, with information compiled the same year. The latter document indicates that Newborn occupied a single-storey stone house with his wife, Lucy and five children ranging in age from one to 14 years, including his son, Richard, Jr. A decade later, the 1861 Census lists Newborn with his spouse and three children in a 1½-storey stone dwelling (Image 2). The different descriptions of the height of the building were likely the result of the census takers' interpretations rather than a physical change to the building (as discussed in Section 2.iii, below).

Newborn's property was identified on 19th century maps for Etobicoke Township, including the 1878 York County Atlas where the building is marked on the north side of Lake Shore Road (Image 3). Lot 7 remained intact during Newborn's ownership apart from two transactions, one occurring in 1853 when he conveyed a small section of land to the Hamilton and Toronto Railway Company, which ran its tracks across the tract (as shown on Image 3 when the line was operated by the Great Western Railway).⁶ Newborn's executors and his daughter-in-law retained the site until 1911 when the Lake Shore Land Company registered Plan 1571, also known as the "Lake Shore Gardens Annex", on the tract. As part of the subdivision north of present-day Lake Shore Boulevard West, the Richard Newborn House remained in its original location and was placed on a corner lot two blocks north of Lake Shore Boulevard West.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 28 Daisy Avenue are found on the cover and in Sections 1 and 6 of this report. The Richard Newborn House is a 1½-storey "Ontario House," a type of house form building that appeared in the province in the early 19th century in response to tax laws that characterized dwellings by height. The 1½-storey category "appears to be one storey high when viewed head-on, but clearly has two usual floor levels when the end wall is seen."⁷ Ontario Houses typically displayed gable peaks on the principal façade that incorporated a window opening or vent, a feature that indicated the stylistic influence of the popular Gothic Revival style while serving the functional purpose of directing light into the half-storey. The Richard Newborn House is an early example of an Ontario House, identified by the low scale of the building and the moderate pitch of its gables. The house type remained popular in both rural and urban settings even after tax legislation changed. Unlike the Richard Newborn House, Ontario Houses built later in the 19th century were usually taller with more exaggerated gable peaks. Several examples in Etobicoke are illustrated in the booklet Sidelights of History.⁸

⁶ The line was acquired by the Grand Trunk Railway before its amalgamation as part of Canadian National Railways

⁷ McIlwraith, 113

⁸ Most of the examples date to the 1870s and feature brick construction (apart from one identified at 185 Burnhamthorpe Road that was stuccoed)

The Richard Newborn House is also set apart from other extant Ontario Houses in Etobicoke with its stone construction. In the 1861 Census, it was one of only seven stone dwellings recorded in the entire township.⁹ While the stonework was later clad with stucco, the rough fieldstone texture is visible in Image 11. The structure is covered by a gable roof with brick end chimneys and, on the south slope, a gable with a small flat-headed window opening. The principal (south) façade is organized into three bays with a central entrance where the doorcase incorporates three-quarter-length panelled sidelights with arched windows and a multi-paned flat transom. On either side of the entry, a single flat-headed opening contains multi-paned sash windows that repeat the arches from the main entrance. Flat-headed window openings are symmetrically placed on the side elevations (east and west), with those in the half storey reduced in height (some of the openings have been covered up, but the original pattern is shown in Image 9). On the open gable-roofed verandah that extends along the south facade, the brick piers and woodwork are not original but, as part of the evolution of the building, this feature is identified as a heritage attribute.

iv. CONTEXT

The property at 28 Daisy Avenue is located on the northeast corner of Twenty-Sixth Street, two blocks north of Lake Shore Boulevard West in Long Branch (Image 1). Following the development of the former farm lot, the Richard Newborn House was surrounded by house form buildings, many dating to the World War I era when the residential subdivision was first introduced. The area east of the subject property contains a small number of house form buildings on Twenty-First and Twenty-Second Streets constructed between 1915 and the early 1930s that are recognized on the City of Toronto Inventory of Heritage Properties. Further west, the former Daisy Avenue Public School (1929) at 69 Daisy Avenue (on the northeast corner of Twenty-Ninth Street) is an institutional building and another neighbourhood landmark that is recognized on the City's heritage inventory.¹⁰

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.

⁹ Other extant examples of stone dwellings are found at "Elmbank", the name given to a pair of early 19th century dwellings associated with the Grubb family that stand at present-day 19 and 23 Jason Road in the Islington Avenue and Albion Road area of north Etobicoke where they are designated under the Ontario Heritage Act

¹⁰ Closed in 1983, it was subsequently operated as the Vincent Massey Day Care and Nursery School

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

Early and Rare Surviving Example of a Type – The Richard Newborn House is a rare surviving example of a stone farmhouse in Etobicoke and the only remaining one in Long Branch. It is purported to be “the oldest remaining farmhouse in the entire lake front area of Etobicoke, stretching from the Humber River to Etobicoke Creek.”¹¹ While its stonework is concealed by stucco cladding, the structure retains the form of a characteristic Ontario House with its 1½ -storey profile and central gable.

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.	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Community - The property at 28 Daisy Avenue contributes to an understanding of the early development of southwest Etobicoke Township as a farming community, prior to the area’s evolution as a seasonal resort and the independent municipality of Long Branch. With the partitioning of the original farm lot for a residential subdivision, the Richard Newborn House stands as a reminder of the area’s historical origins.

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

Landmark – As a rare surviving stone farm house in Long Branch with the distinctive profile of an Ontario House, the Richard Newborn House is a local landmark that is recognized on the City of Toronto Inventory of Heritage Properties.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 28 Daisy Avenue has design, associative and contextual values. The Richard Newborn House is a rare surviving example of a mid-19th century Ontario House with stone construction in Long Branch and one of the few remaining stone

¹¹ Property Nomination Form, 28 Daisy Avenue, August 28, 2012

residential buildings in Etobicoke, the former municipality that was amalgamated into the new City of Toronto in 1998. As a building in Long Branch that pre-dates the development of the Etobicoke waterfront as a seasonal and later permanent community, the Richard Newborn House contributes to an understanding of the historical evolution of the area. Contextually, the property at 28 Daisy Avenue is a local landmark in Long Branch. While the exterior stonework was later clad with stucco and some of its features altered over time, the building retains its integrity and continues to demonstrate its cultural heritage values and attributes.

5. SOURCES

Archival Sources

Abstract Index of Deeds, Etobicoke Township, Concession 1, Lot 7, and Plan 1571, Lot 109
Aerial Map, City of Toronto, 1947
Assessment Rolls, Township of Etobicoke, Ward 1, 1851-1861
Goad's Atlases, 1910 revised to 1912 and 1923
Historical Atlas of York County, 1878
Tremaine's Map of the City of Toronto and County of York, 1860
Walton's City of Toronto and Home District Commercial Directory and Register, 1837

Secondary Sources

Adamson, Anthony, and John Willard, The Gaiety of Gables, 1974
Blumenson, John, Ontario Architecture, 1990
"Century house at 28 Daisy Avenue (Long Branch) sold to preservation-minded buyer," The Aldernews, February 2005
Etobicoke Historical Board, Sidelights of History: a guide to Etobicoke's century buildings, 1975
Etobicoke Historical Society, Property Nomination Form, 28 Daisy Avenue, August 28, 2012
Given, Robert, The Story of Etobicoke, 1953 and 2007
Heyes, Esther, Etobicoke: from furrow to borough, 1974
Kalman, Harold, A History of Canadian Architecture, Vol. 2, 1994
Long Branch Historical Society, "The History of Long Branch Park," no date (Local History Collection, Richview Branch, Toronto Public Library)
Maitland, Leslie, Jacqueline Hucker, and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992
Mellwaith, Thomas F., Looking for Old Ontario, 1997
Rice, Joel S., "A History of the Railway and Street Railways of the Long Branch Area," typescript, no date (Local History Collection, Richview Branch, Toronto Public Library)
Vertical Files, Local History Collection, Richview Branch, Toronto Public Library
Villages of Etobicoke, Etobicoke Historical Board, 1983

6. IMAGES - the **arrows** mark the location of the property at 28 Daisy Avenue



1. Property Data Map: showing the location of the property at 28 Daisy Avenue on the northeast corner of Twenty-Sixth Street in Long Branch. Kipling Avenue is five streets east of Twenty-Fourth Street



31	Richard Newborn Farmer	Co	-	Co	14
32	Lacy Newborn	Co	-	Co	62
33	RK Newborn Laborer	46 C		Co	17
34	E Newborn	46 C		Co	20
35	J Newborn	46 C		Co	19



2. Decennial Census of Canada, 1861: Showing the map for Ward 1, Etobicoke Township, and the listing for Richard Newborn and his house

**\$10 Will Secure Your Homesite
IN LAKESHORE GARDENS**

FOR the next few days, one \$10 bill will do the work of a dozen in **Lake Shore Gardens**. \$10 down, and the balance, \$5 monthly, will obtain one of the most beautiful homesites along the western Lakeshore Road.

In Lakeshore Gardens, a home spot may be secured that looks upon the lake, where a family may live in fresh air, amid beautiful surroundings, with plenty of room for a garden.

The property is just north of Stop 26, Lakeshore Road, and the cars place it just a short ride from the city centre.

Schools, churches, and stores are near. There is easy access to the lake front.

Prices are exceedingly low--\$6, \$7, and \$8 per foot front and upwards. The value of your property will increase while you are paying for it.

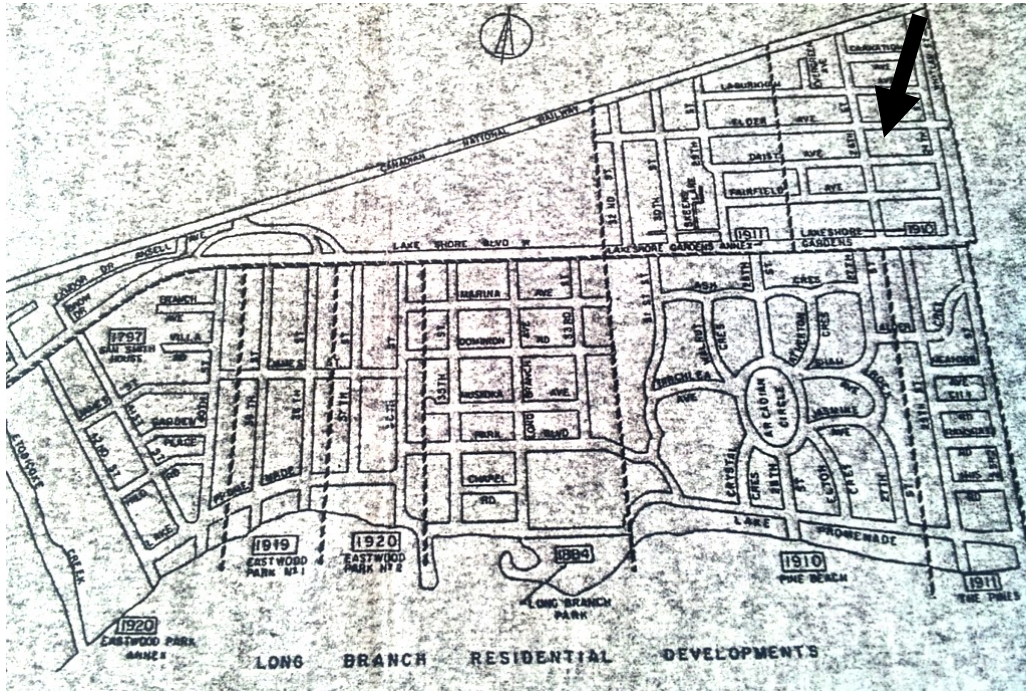
THIS is the best land bargain Toronto has seen for many months. There will be plenty of people who will be quick to take advantage of it. It is needless to say that the quickest buyers are those who will get first choice. **Be Quick.**

Arrange with our office as soon as possible to look over this property, and secure complete information.

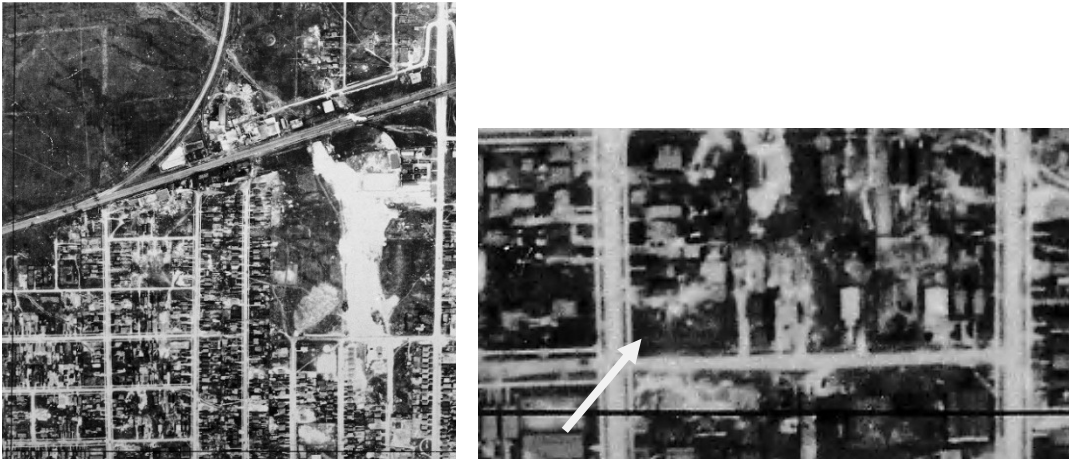
ROBINS, LIMITED

22 Adelaide Street East. Phone Main 7171.
Sunnyside Branch. Phone Park 4025

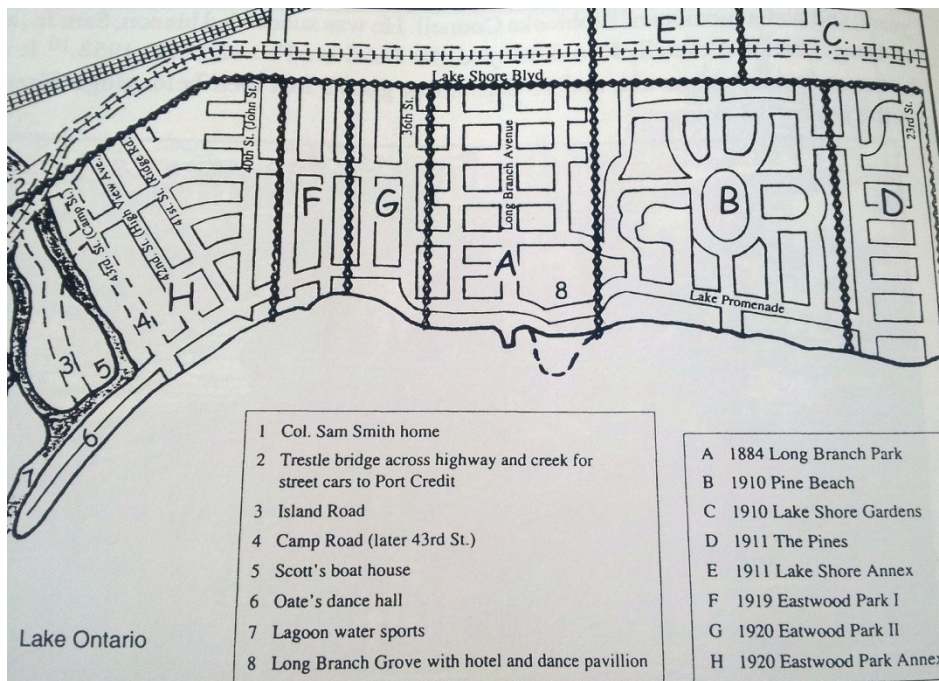
5. Newspaper Advertisement, Lake Shore Gardens: offering building lots in the residential suburb (Toronto Star, June 1, 1911)



6. Map, Long Branch Residential Developments: showing the Lake Shore Gardens Annex, northwest of present-day Lake Shore Boulevard West and Kipling Avenue. South of Lake Shore Boulevard West, the former resort lands were subdivided for permanent housing (Long Branch Historical Society, "The History of Long Branch Park," no date)



7. Aerial Photograph, 1947: showing the subdivision north of present-day Lake Shore Boulevard West where the Richard Newborn House is located on the northeast corner of Twenty-Sixth Street



8. Illustration of Historical Features in Long Branch: showing the Lake Shore Gardens and the Lake Shore Annex (Given, 102)



9. Archival Photographs, c. 1980s: showing the principal (south) facade on Daisy Avenue (above) and the west elevation facing Twenty-Sixth Street (below). Since the photograph was taken, the house has been painted (including the verandah) and some of the window openings on the east and west walls covered (Etobicoke Historical Board)



10. Current Photographs, 28 Daisy Avenue: showing the principal (south) facade (above) and the south facade and east elevation (below) (Heritage Preservation Services, October 2012)



11. Current Photograph, 28 Daisy Avenue: showing the east elevation with part of the stonework exposed (Heritage Preservation Services, October 2012)



12. Current Photograph, 28 Daisy Avenue: showing the location of the Richard Newborn House on the northeast corner of Daisy Avenue (right) and Twenty-Sixth Street (left) (Heritage Preservation Services, October 2012)