



## STAFF REPORT ACTION REQUIRED

### Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 60 Atlantic Avenue

<b>Date:</b>	December 20, 2012
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Director, Urban Design, City Planning Division
<b>Wards:</b>	High Park-Parkdale – Ward 14
<b>Reference Number:</b>	P:\2013\Cluster B\PLN\HPS\TEYCC\February 26 2013\teHPS03

## SUMMARY

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This report recommends that City Council state its intention to designate the property at 60 Atlantic Avenue under Part IV, Section 29 of the Ontario Heritage Act. Located on the north side of Liberty Street where the property extends from Atlantic Avenue to Jefferson Avenue, the site was listed on the City of Toronto Inventory of Heritage Properties in 2006.

The property at 60 Atlantic Avenue was recently transferred from Build Toronto to Hullmark (60 Atlantic Avenue) Ltd, which is retrofitting the building for use as commercial offices. The approved alterations include a small addition that will have minimal impact on the heritage building, which was constructed as a small factory in 1899 with subsequent extensions.

Following research and evaluation, staff have determined that the property at 60 Atlantic Avenue meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act.

## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. City Council state its intention to designate the property at 60 Atlantic Avenue (St. David's Wine Growers Company Building) 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 60 Atlantic Avenue was listed on the City of Toronto Inventory of Heritage Properties in 2006.

### **ISSUE BACKGROUND**

Build Toronto has transferred the property at 60 Atlantic Avenue (most recently occupied by Artscape) to Hullmark (60 Atlantic Ave) Ltd., which is converting the building for commercial office uses.

Staff have determined that the proposed alterations will not negatively impact the heritage building, including the addition of a small infill structure in the currently open area on the north side of the property.

Staff have met with the property owners, who have agreed in principle to the Reasons for Designation (Attachment No. 3).

## **COMMENTS**

A location map (Attachment No. 1) and photographs (Attachment No. 2) are appended. Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) for the property at 60 Atlantic 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 60 Atlantic Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the municipal criteria prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located on the north side of Liberty Street where the property extends from Atlantic Avenue to Jefferson Avenue, the St. David's Wine Growers Company Building (1899 with additions) is a representative example of a industrial building from the turn of the 20<sup>th</sup> century that exhibits stylistic features from the style identified as Edwardian Classicism as designed by Toronto architect F. H. Herbert. Contextually, the property is linked to its setting and supports the historical character of the neighbourhood now known as Liberty Village with its important collection of factories and warehouses from the late 19th and early 20th centuries.

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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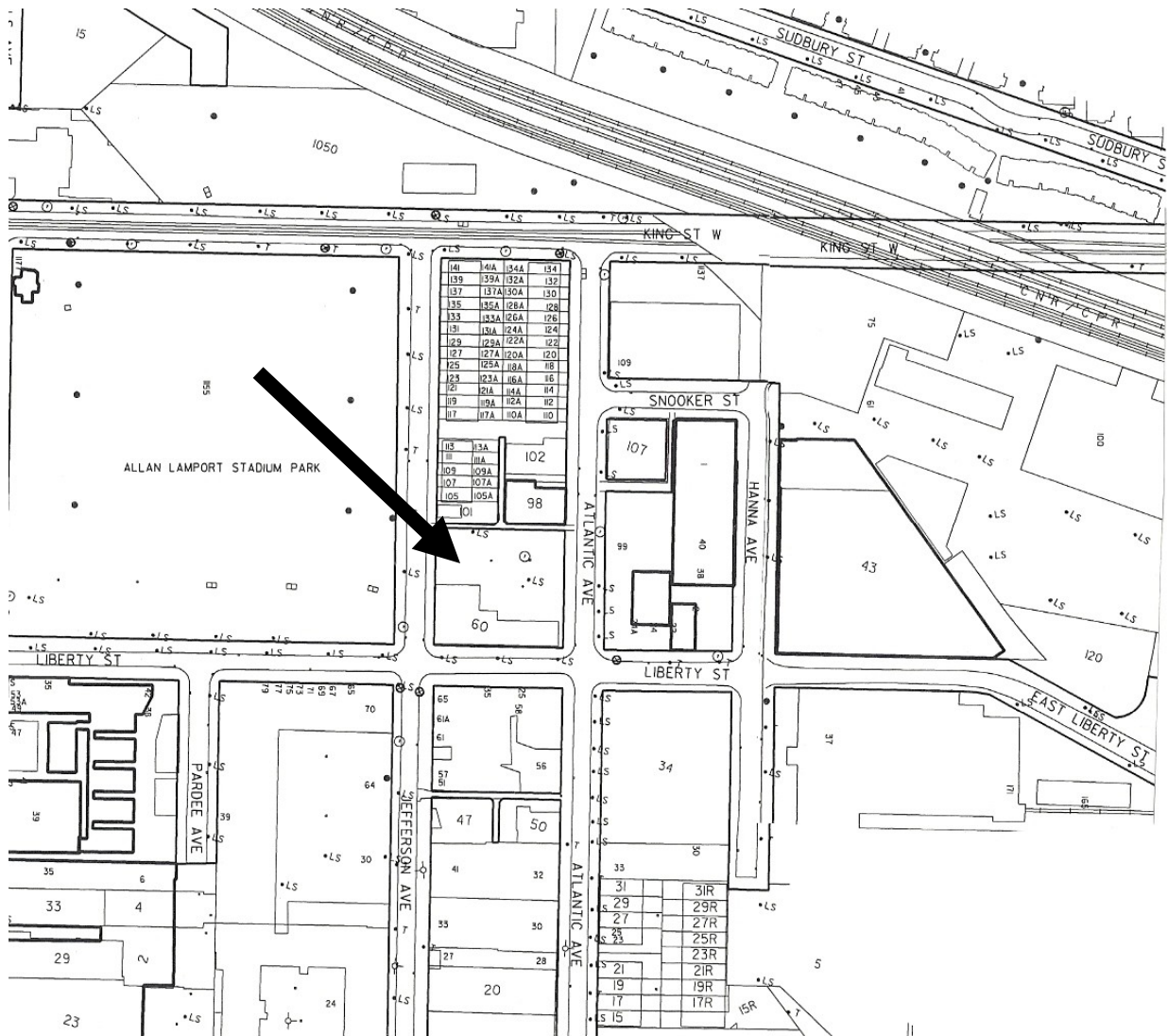
## **SIGNATURE**

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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







Above: principal (east) façade on Atlantic Avenue  
Below: south elevation on Liberty Street (left), which extends west to Jefferson Street

REASONS FOR DESIGNATION: 60 ATLANTIC AVENUE      ATTACHMENT NO. 3  
(STATEMENT OF SIGNIFICANCE)

St. David's Wine Growers Company Building

Description:

The property at 60 Atlantic 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 northwest corner of Atlantic Avenue and Liberty Street, the St. David's Wine Growers Company Building (1899 with additions), is a two-storey industrial building that was listed on the City of Toronto Inventory of Heritage Properties in 2006.

Statement of Cultural Heritage Value:

The St. David's Wine Growers Company Building has design value as a representative example of an industrial building from the turn of the 20<sup>th</sup> century designed with features of Edwardian Classicism. The east façade is given special consideration with the application of decorative brickwork that includes a parapet with a Greek key pattern.

Toronto architect F. H. Herbert designed the St. David's Wine Growers Company Building and its additions. Trained in England, Herbert was one of the most prolific designers of residential and commercial buildings in Toronto around the turn of the 20<sup>th</sup> century, and his projects included factories and warehouses in the neighbourhood now known as Liberty Village. During the period when Herbert accepted the commissions for 60 Atlantic Avenue, he also designed the Expanded Metal and Fireproofing Company Factory (1908-1909) at 7 Fraser Avenue and the Sunbeam Incandescent Lamp Factory (1908 and 1911) at 219 Dufferin Street, which are also listed on the City's heritage inventory.

Contextually, the St. David's Wine Growers Company Building is visually and historically linked to its surroundings in the neighbourhood now known as Liberty Village where it anchors the intersection of Atlantic Avenue with Liberty Street, the main east-west route through the community. The building also defines, maintains and supports the historic character of this former industrial enclave in the area southeast of King Street West and Dufferin Street, which contains a collection of primarily early 20<sup>th</sup> century factories and warehouses. The St. David's Wine Growers Company lands adjoins the former Bank of Commerce Book Vaults at 98 Atlantic Avenue and overlooks the landmark boiler house and chimney of the Brunswick-Balke-Collender Factory at 40 Hanna, which are other recognized heritage properties in Liberty Village.

### Heritage Attributes:

The heritage attributes of the property at 60 Atlantic Avenue are:

- The two-storey former industrial building
- The scale, form and massing of the L-shaped structure and plan, with a sandstone base and a flat roof
- The brick cladding with brick, stone and wood detailing
- The principal (east) façade, which is divided into three bays by brick piers
- The main (east) entrance, which is set in the right (north) bay in a surround with sidelights and a transom
- The brick porch protecting the main (east) entry, with the round-arched opening, piers and a triangular pediment
- The fenestration, with the flat-headed openings in the first storey and the pairs of round-arched openings in the second floor
- The detailing on the east façade, with brick corbels and the brick parapet with a Greek key pattern
- The historical pattern of the door and window openings on the south elevation extending along Liberty Street between Atlantic Avenue and Jefferson Street, and the rear (west) wall on Jefferson Street

There are no distinguishing heritage attributes on the north elevation.



## **HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**ST. DAVID'S WINE GROWERS COMPANY BUILDING**  
60 ATLANTIC AVENUE, TORONTO

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

December 2012



## 1. DESCRIPTION



Above: northwest corner of Atlantic Avenue (right) and Liberty Street (left);  
Cover: principal (east) façade of the St. David's Wine Growers Company Building  
(Heritage Preservation Services, December 2012)

<b>60 Atlantic Avenue: St. David's Wine Growers Company Building</b>	
ADDRESS	60 Atlantic Avenue (south side of Liberty Street between Atlantic and Jefferson Avenues)
WARD	19 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 765, Lots 20-25; Plan 1180, Block D
NEIGHBOURHOOD/COMMUNITY	Liberty Village
HISTORICAL NAME	St. David's Wine Growers Company Building
CONSTRUCTION DATE	1899
ORIGINAL OWNER	John W. Lee and Fred W. Lee
ORIGINAL USE	Industrial (factory)
CURRENT USE*	Not applicable * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	F. H. Herbert, architect
DESIGN/CONSTRUCTION	Brick cladding with brick, stone and wood trim
ARCHITECTURAL STYLE	Edwardian Classicism
ADDITIONS/ALTERATIONS	See historical timeline, below
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on the City of Toronto Inventory of Heritage Properties
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 property at 60 Atlantic Avenue, 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
1887 June	Province of Ontario transfers land in the Ordnance Reserve to the Land Security Company
1887 Nov	Plan 765 is registered, with the subject property identified as Block “R”
1890	Goad’s Atlas shows the partial subdivision of the area
1897 Mar	Land Security Company sells several lots in Plan 765 to J. W. Lee and Company, with additional land transferred in 1898
1898 June	John W. and Frederick W. Lee, proprietors of the St. David's Wine Growers Company, are the owners of the vacant parcel according to the tax assessment rolls
1898 June	The pending construction of the factory is noted in <u>The Contract Record</u> <sup>1</sup>
1899 June	<u>The Contract Record</u> calls tenders for an addition to the factory
1899 July	The tax assessment rolls describe a building valued at \$5000 on the site
1899	St. David's Wine Growers Company is listed in this location on the City Directory of 1900 (with information dating to the previous year)
1901	JW Lee and Company received a building permit for a brick addition
1905 July	Another building permit is issued for the site
1912	The factory complex is illustrated on the update to Goad's Atlas
1924	St. David's Wine Growers Company is listed in the City Directory for the last time
1925	According to the City Directory, the site is occupied by the T. Eaton Company warehouse
1944 June	John W. Lee and Frederick W. Lee's executor conveys the property to the Toronto Factory Company
1991	Artscape occupies the premises
2006	Toronto City Council includes the property on the City of Toronto Inventory of Heritage Properties

### ii. HISTORICAL BACKGROUND

#### Liberty Village

The property at 60 Atlantic Avenue is located in the neighbourhood now known as Liberty Village, which is located on the south side of King Street West between Strachan Avenue (east) and Dufferin Street (west). When the Town of York was founded in 1793 as the new provincial capital of Upper Canada, the area west of the townsite to the Humber River was set aside for the military as the Ordnance Reserve or Garrison

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<sup>1</sup> A building permit for the original factory was not located at the City of Toronto Archives

Common. As early as 1797, the municipality began encroaching into the military reserve with the creation of “New Town” between Old Town and Peter Street. Additional land was taken in the Ordnance Reserve in the 1830s as the community extended westward to Bathurst Street. When the City of Toronto was incorporated in 1834, Dufferin Street marked its west boundary.

Sections of the Ordnance Reserve were devoted to institutional uses, including the Provincial Lunatic Asylum that opened on Queen Street West by the mid 19<sup>th</sup> century.<sup>2</sup> At the same time, the first steam railway companies ran their tracks from the waterfront on a northwest angle across the military reserve. In the 1870s, the Central Prison for Men opened on a 20-acre parcel near Strachan Avenue and King Street West, followed by the Andrew Mercer Reformatory for Women on the latter street. These institutions are shown on Goad’s Atlas for 1884 (Image 2 in Section 6 of this report). In the late 1800s, additional acreage along the south side of King Street West, east of Dufferin Street, was subdivided. Industry gravitated to the area, drawn by the proximity of the railroad tracks and the completion of the Canadian Pacific Railway’s King Street West underpass that improved vehicular access. The locality’s most prominent occupants were the internationally known Massey-Harris Company (later Massey-Ferguson), which manufactured agricultural equipment on King Street, and Inglis, producers of boilers, heavy machinery and electrical appliances on Strachan Avenue.<sup>3</sup> However, other industries developed smaller factory complexes south of King Street between the railway corridor to the east and Dufferin Street on the west.

### St. David’s Wine Growers Company Building

The subject property at 60 Atlantic Avenue occupies part of Plan 765, which was registered by the Land Security Company in 1887.<sup>4</sup> The lands were illustrated on Goad’s Atlases for the late 19th and early 20th centuries, with extracts from the volumes attached as Images 2-5.<sup>5</sup> In a series of transactions beginning in 1898, the J. W. Lee and Company acquired lots on the north side of Liberty Street in the block between Atlantic and Jefferson Avenues. The tax assessment rolls recorded a building in place by July 1899, and the structure was subsequently extended west to and north on Jefferson Avenue to form an L-shaped complex.<sup>6</sup> The premises were occupied by the St. David’s Wine Growers Company, operated by John W. and Frederick W. Lee, until 1924. The next year, the famous T. Eaton Company began using the premises as one of its series of

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<sup>2</sup> The walls of the former Provincial Lunatic Asylum remain and are designated under Part IV, Section 29 of the Ontario Heritage Act

<sup>3</sup> The head office of the Massey-Harris Company survives at 915 King Street West where it is designated under Part IV, Section 29 of the Ontario Heritage Act. The Inglis lands have been redeveloped, with the former Central Prison Chapel and one of the prison’s workshop buildings surviving on the tract where they are recognized heritage properties

<sup>4</sup> Founded in 1874 as the Toronto House Building Association, the company evolved to develop industrial lands in the west part of Toronto

<sup>5</sup> When the street pattern was introduced, present-day Atlantic Avenue was named Exhibition Avenue

<sup>6</sup> The additions to the original structure were recorded in the Contract Record as well as building permits between 1899 and 1905 (including one appended as Image 7), but the factory was not illustrated on Goad’s Atlases until the 1912 update when the complex was complete

warehouses throughout the city. Following World War II when industries were attracted to suburban Toronto locations, many buildings in the neighbourhood stood vacant. By the end of the 20th century, artisans and technology firms became its mainstays, a period when Artscape occupied the property at 60 Atlantic as its head office with artists' studios. The conversion or redevelopment of some of the properties for residential and commercial uses coincided with the naming of the community as "Liberty Village". The City of Toronto listed the St. David's Wine Growers Company Building on the City of Toronto Inventory of Heritage Properties in 2006.

#### F. H. Herbert, Architect

St. David's Wine Growers Company Building was designed by Frederick Henry Herbert (1865-1914), an English architect who relocated to Toronto in 1887. After completing an apprenticeship with Richard Ough, Herbert opened a solo practice that became best known for "the design of sumptuous houses for wealthy clients residing in the fashionable neighbourhoods of Rosedale, The Annex, and in Parkdale."<sup>7</sup> Herbert's extensive resume also included non-residential buildings, with the project at 60 Atlantic among his first industrial commissions. It was followed by neighbouring factories for the Sunbeam Incandescent Lamp Company (1908) on Dufferin Street and the Canada Metal Company on Fraser Avenue (1898-11) in the same former industrial enclave now known as Liberty Village.

#### iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 60 Atlantic Avenue are found on the cover and in Sections 1 and 6 of this report. The St. David's Wine Growers Company Building displays features of Edwardian Classicism, the name given to the style that emerged around the turn of the 20th century. The sombre brick cladding, symmetrical elements and classical detailing associated with the style represented a reaction against the architectural excesses of the late Victoria era, although vestiges of earlier influences remained on the east facade of the St. David's Wine Growers Company Building. It displays an L-shaped plan that rises two stories above a raised base with window openings. Clad with brick and trimmed with brick, stone and wood, the structure is covered by a flat roof.<sup>8</sup> The narrow east facade on Atlantic is organized into three bays by brick piers. The main entrance to the building is found in the right (north) bay in a brick porch with piers, a round-arched opening and a triangular pediment. Large flat-headed window openings are placed beside the entry, while those in the upper floor are round-arched and set in pairs. The roofline on this elevation is decorated with corbelled brickwork and a parapet with a Greek key pattern. The long south elevation extends along Liberty Street to Jefferson Avenue where the rear (west) wall is viewed. The latter elevations and the remaining walls on the L-wing have regularly placed door and window openings.

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<sup>7</sup> Entry in *Biographical Dictionary of Architects in Canada, 1800-1950*, unpaginated

<sup>8</sup> Different coloured brick is applied to the east facade where the decorative detailing is focused



#### iv. CONTEXT

The property at 60 Atlantic Avenue is located on the north side of Liberty Street where it extends west from Atlantic Avenue to Jefferson Avenue as shown on the property data map below (Image 1). The location of the St. David's Wine Growers Company Building is illustrated in archival photographs from the World War I era attached as Images 8 and 9. On the opposite (east) side of Atlantic Avenue, the large-scale factory complex was designed for the Brunswick-Balke-Collender Company Factory (1913), producer of billiards tables and bowling alley installations, with a boiler house and landmark chimney at the south end of its property. It is a recognized heritage property, along with the former Bank of Commerce Book Vaults (1912) at 98 Atlantic, directly north of the subject property.

With its position near the centre of the neighbourhood now known as Liberty Village and its location on Liberty Street, the main east-west thoroughfare through the community, the St. David Wine Growers Building is part of a collection of surviving institutional and industrial buildings that give the area its character. Further east, on the former Central Prison lands (later Inglis), the former prison chapel and a surviving part of a prison workshop are designated under Part IV, Section 29 of the Ontario Heritage Act. In the west section of Liberty Village southeast of the intersection of King Street West and Dufferin Street, the former Toronto Carpet Factory (1898) at King and Fraser, the E. W. Gillett Factory at Liberty and Fraser, and the Sunbeam Incandescent Light Factory (later Canadian General-Electric) on Dufferin Street are among the former industrial sites listed on the City's heritage inventory.

#### 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.

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

**Representative Example of a Style and Type** – The St. David's Wine Growers Company Building is a good example of an industrial complex dating to the turn of the 20th century whose design is elevated by the special attention given the principal (east)

facade facing Atlantic Avenue. The building, which was constructed in phases beginning in 1899, is linked to the style known as Edwardian Classicism, which was popular during this era when the dawn of a new century coincided with a rejection of the stylistic excesses identified with Victorian architecture. Instead, designs became more refined and symmetrical, with classical details applied judiciously, as illustrated on the St. David's Wine Growers Company Building.

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

**Architect** – The property at 60 Atlantic Avenue is associated with Toronto architect F. H. Herbert who designed the complex. While Herbert became one of the most prolific designers of residential and commercial buildings in Toronto during the late 19th and early 20th centuries, he was also responsible for numerous factories and warehouses, including the neighbouring Expanded Metal and Fireproofing Company Factory on Fraser Avenue and the Sunbeam Incandescent Lamp Company Factory on Dufferin Street after completing the plans for the St. David's Wine Growers Company Building and its additions.

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

**Character** – The property at 60 Atlantic Avenue assists in defining, maintaining and supporting the historic character of the former industrial enclave now known as Liberty Village. The St. David's Wine Growers Company Building contributes to the collection of industrial buildings in the area that were commissioned by enterprises that included the Toronto Carpet Manufacturing Company, the Gillett Company, and the Sunbeam Incandescent Lamp Company (later Canadian General-Electric).

**Surroundings** – The property at 60 Atlantic Avenue is also visually and historically linked to its surroundings in the industrial sector that was developed southeast of King Street East and Dufferin Street at the close of the 19<sup>th</sup> century and afterward. The principal facade of the St. David's Wine Growers Company Building faces the complex developed by the Brunswick-Balke-Collender Factory on the opposite (east) side of Atlantic Avenue with its landmark powerhouse and chimney, and adjoins the former Bank of Commerce Book Vaults, a designated heritage property at 98 Atlantic Avenue.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 60 Atlantic Avenue has design, associative and contextual values. The St. David's Wine Growers Company Building has design value as an industrial building from the turn of the 20th century that is distinguished by the Edwardian Classical detailing applied to its principal facade. Associated with the career of architect F. H. Herbert, who designed the entire complex, the property also has contextual value for its setting on Atlantic Avenue, Liberty Street and Jefferson Avenue where it contributes to the area now known as Liberty Village that is characterized by its important collection of industrial buildings that includes the St. David's Wine Growers Company Building.

#### 5. SOURCES

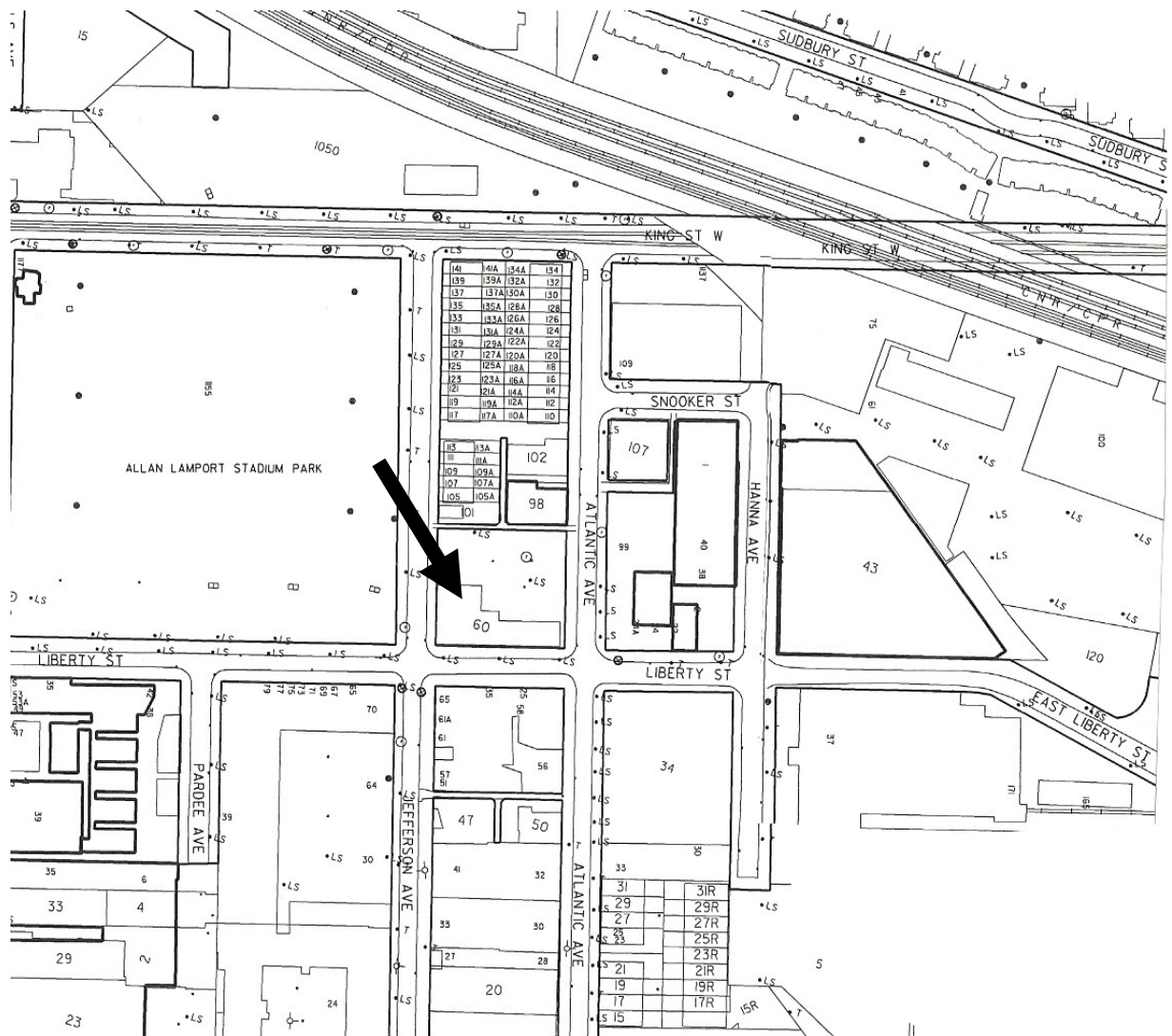
##### Archival Sources

Abstract Indices of Deeds, Plan 762, Block "R", and Plan 1062, Lots 1-11  
Aerial Map, City of Toronto, 1947  
Assessment Rolls, City of Toronto, St. George's Ward, 1891, and Ward 5, Division 1, 1892 ff.  
Building Permits, #206 (April 17, 1901) and #1519 (July 19, 1905), City of Toronto Archives  
Building Records, City of Toronto, Toronto and East York District  
City of Toronto Directories, 1892 ff.  
Goad's Atlases, 1884, 1890, 1894, 1899, 1903, 1910 revised to 1912, and 1910 revised to 1923  
Photographs, City of Toronto Archives (citations with images in Section 6)  
Underwriters Insurance Company Atlases, October 1930 revised to March 1941, and October 1930 revised to August 1945

##### Secondary Sources

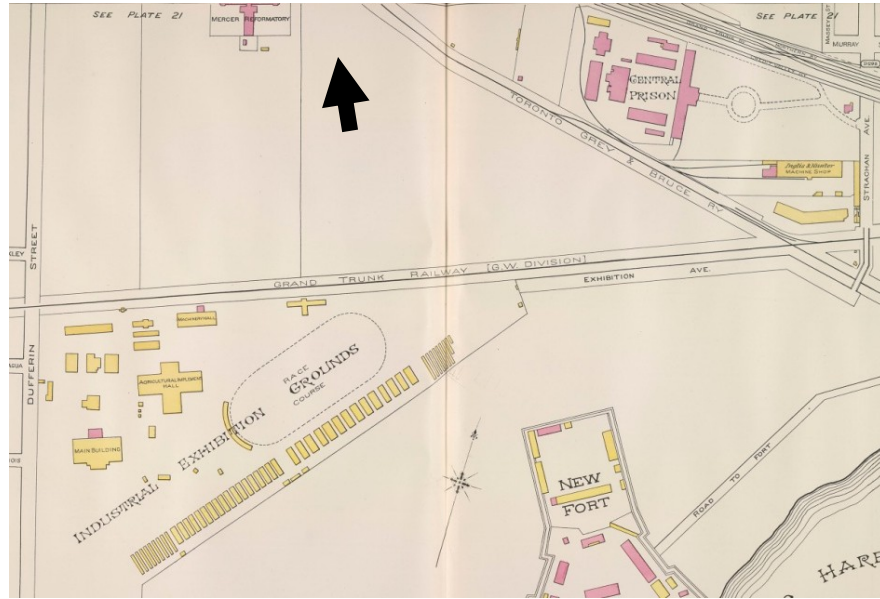
Liberty Village BIA, "Area History," <http://www.lvbua.com/area-history>  
Arthur, Eric, Toronto: No mean city, 3<sup>rd</sup> ed., revised by Stephen A. Otto, 1986  
Contract Record, June 1898, June 1899 and April 1901  
Dendy, William, Lost Toronto, 2<sup>nd</sup> ed., 1993  
"F. H. Herbert," entry in the Biographical Dictionary of Architects in Canada 1800-1950, [www.dictionarofarchitectsincanada.org](http://www.dictionarofarchitectsincanada.org)  
McHugh, Patricia, Toronto Architecture: a city guide, 2<sup>nd</sup> ed., 1989

6. IMAGES - **arrows** mark the location of the property at 60 Atlantic Avenue

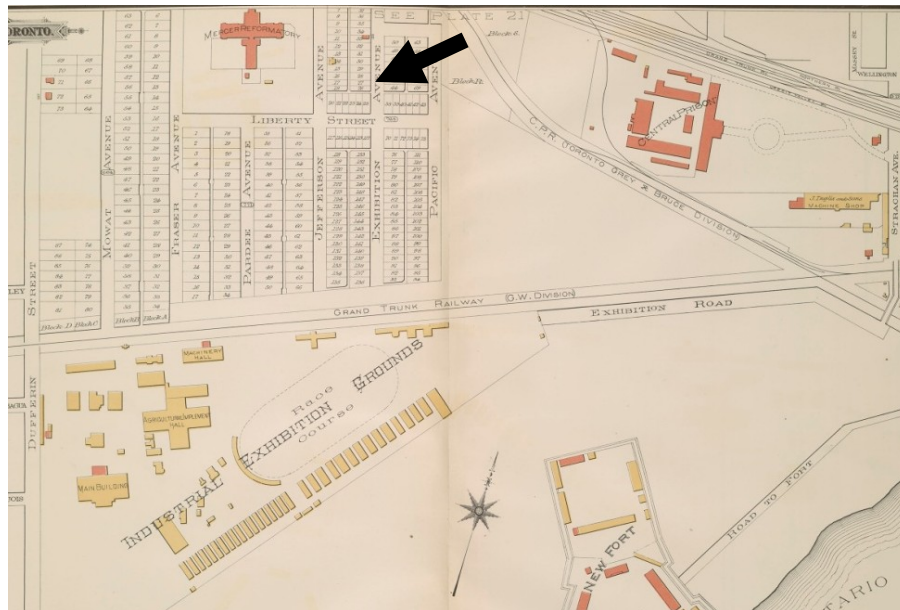


1. Property Data Map, City of Toronto: showing the location of the property at 60 Atlantic Avenue on the north side of Liberty Street between Atlantic Avenue (east) and Jefferson Avenue (west)

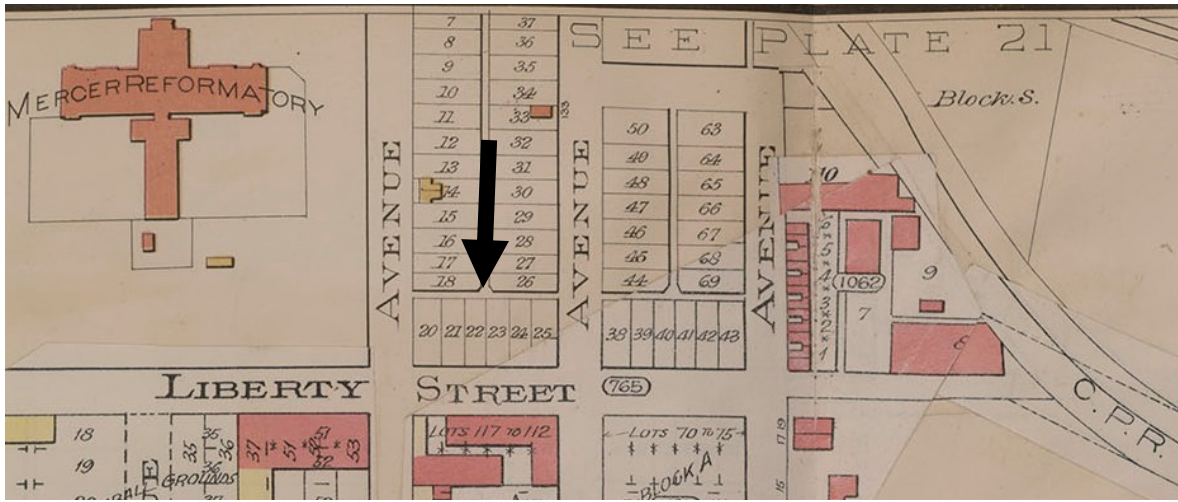




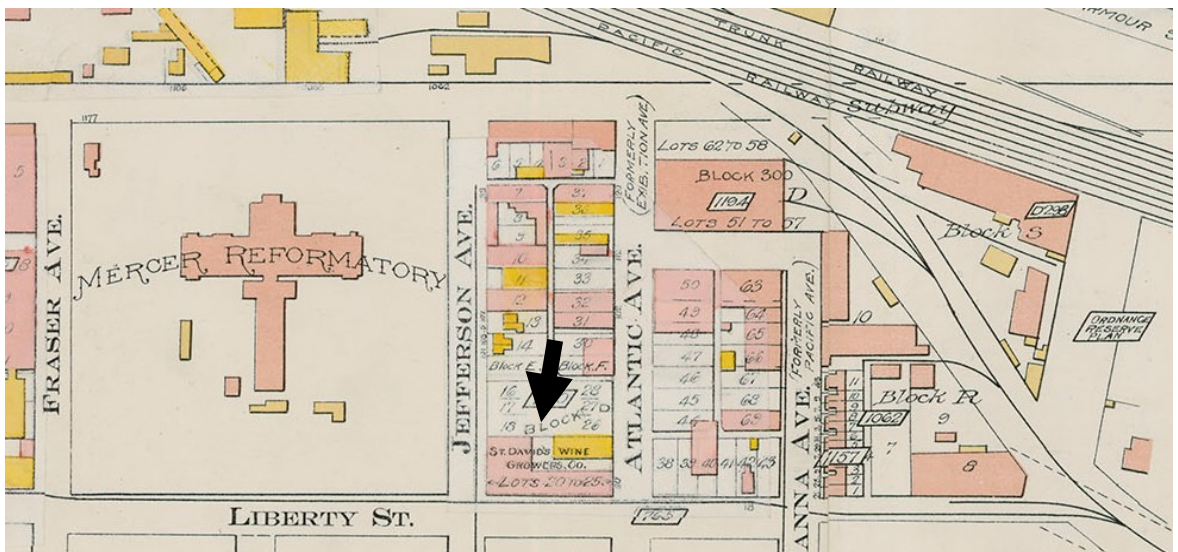
2. Goad's Atlas, 1884: showing the area now known as Liberty Village prior to the subdivision of the tract. King Street extends above the top edge of the map, with Dufferin Street on the left (west), the Central Prison for Men complex on the right (east), and the exhibition grounds to the south (below)



3. Goad's Atlas, 1890: showing the partial subdivision of the area with the street pattern in place

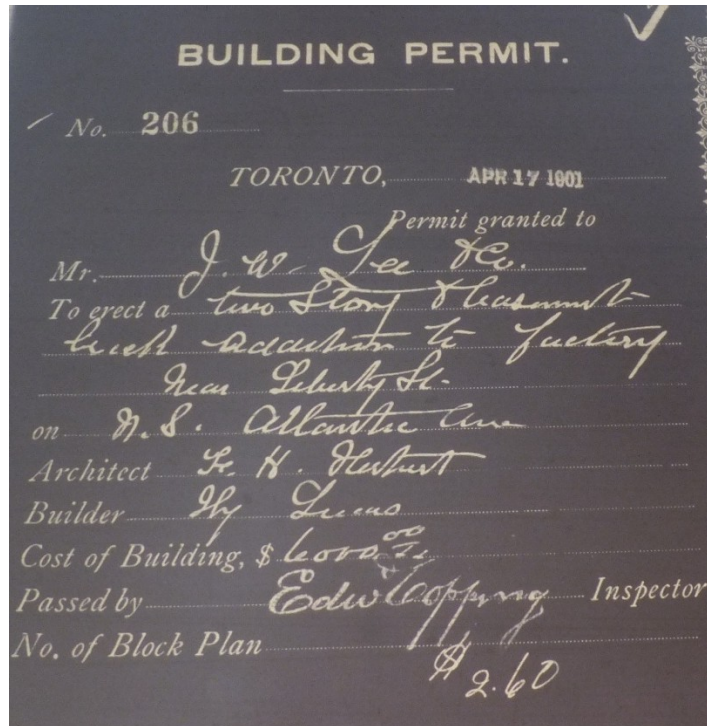


4. Goad's Atlas, 1903: the subject property remains vacant on this update, but other archival sources indicate that the original (east) section of the St. David's Wine Growers Company Building and at least one of its additions were in place by this time



5. Goad's Atlas, 1910 revised to 1912: showing the St. David's Wine Growers Company Building with the L-shaped structure completed





6. Building Permit #206 (April 17, 1901): for an addition to the building (City of Toronto Archives)



7. Archival Photograph, Liberty Street east of Dufferin Street, c. 1915: showing the subject property beneath the chimney of the neighbouring property at 40 Hanna Avenue (City of Toronto Archives, Fonds 1244, Item 848)



8. Aerial Photograph, Dufferin Street south of King Street West, c.1920: the image is enlarged below to show the subject property in its neighbourhood context. The photograph dates to later than "c.1920", as some of the buildings shown were not in place at that time (City of Toronto Archives, Fonds 1244, Item 2420)





9. Photographs, 60 Atlantic Avenue, 2006: showing the east facade on Atlantic Avenue (above ) and the south elevation on Liberty Street (below) (Heritage Preservation Services)





10. Photographs, 60 Atlantic Avenue, 2006: showing the west elevation on Jefferson Avenue (top) with the north elevation and L-wing (centre and below) (Heritage Preservation Services)