

**Intention to Designate under Part IV, Section 29 of the  
Ontario Heritage Act – 68 Wellesley Street East**

<b>Date:</b>	November 14, 2013
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Acting Director, Urban Design, City Planning Division
<b>Wards:</b>	Toronto Centre-Rosedale – Ward 27
<b>Reference Number:</b>	P:\2013\Cluster B\PLN\HPS\TEYCC\January 15 2014\teHPS42

**SUMMARY**

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This report recommends that City Council state its intention to designate the property at 68 Wellesley Street East under Part IV, Section 29 of the Ontario Heritage Act. Located on the northeast corner of Church and Wellesley Streets, the property contains a 2½-storey building (1878), designed as a group of row houses and later converted to residential and commercial uses, which was listed on the City of Toronto Inventory of Heritage Properties in 1974.

The property at 68 Wellesley Street East (which includes convenience addresses of 70-78 Wellesley and 505-509½ Church Street) is subject to an unsafe order issued by the City's Buildings Department. The designation of the site under Part IV, Section 29 of the Ontario Heritage Act is required to protect the site's heritage values and attributes.

**RECOMMENDATIONS**

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**The City Planning Division recommends that**

1. City Council state its intention to designate the property at 68 Wellesley Street East (William McBean Terrace) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 68 Wellesley Street East (Reasons for Designation) attached as Attachment No. 3 to the report (November 14, 2013) from the Acting Director, Urban Design, City Planning Division.
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the bills 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, the Clerk be directed to refer the proposed 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**

City Council listed the property at 68 Wellesley Street East on the City of Toronto Inventory of Heritage Properties at its meeting of March 15, 1974.

### **ISSUE BACKGROUND**

The property at 68 Wellesley Street East (including the convenience addresses of 70-78 Wellesley Street East and 505-509½ Church Street) has outstanding structural issues that currently are the subject of an Order to Remedy an Unsafe Building pursuant to Subsection 15.9(4) of the Building Code Act. Designation under Part IV, Section 29 of the Ontario Heritage Act will allow Heritage Preservation Services staff the ability to utilize the provisions of the legislation to ensure the long-term protection of the property's heritage values and attributes. These provisions would include use of the City's Heritage Property Standards By-law.

### **COMMENTS**

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) and determined that the property at 68 Wellesley Street East meets Ontario Regulation 9/06, the criteria prescribed for municipal designation.

The property at 68 Wellesley Street East 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. The William McBean Terrace (1878) has cultural heritage value as a significant surviving late 19<sup>th</sup> century housing complex (later converted to mixed residential and commercial uses) and an early example of the Second Empire style applied to row housing in Toronto that is linked contextually to the historical evolution of its surroundings in the Church and Wellesley neighbourhood where it remains a local landmark at the northeast corner of the Wellesley Street East and Church Street intersection.

The Statement of Significance (Attachment No. 3) comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and 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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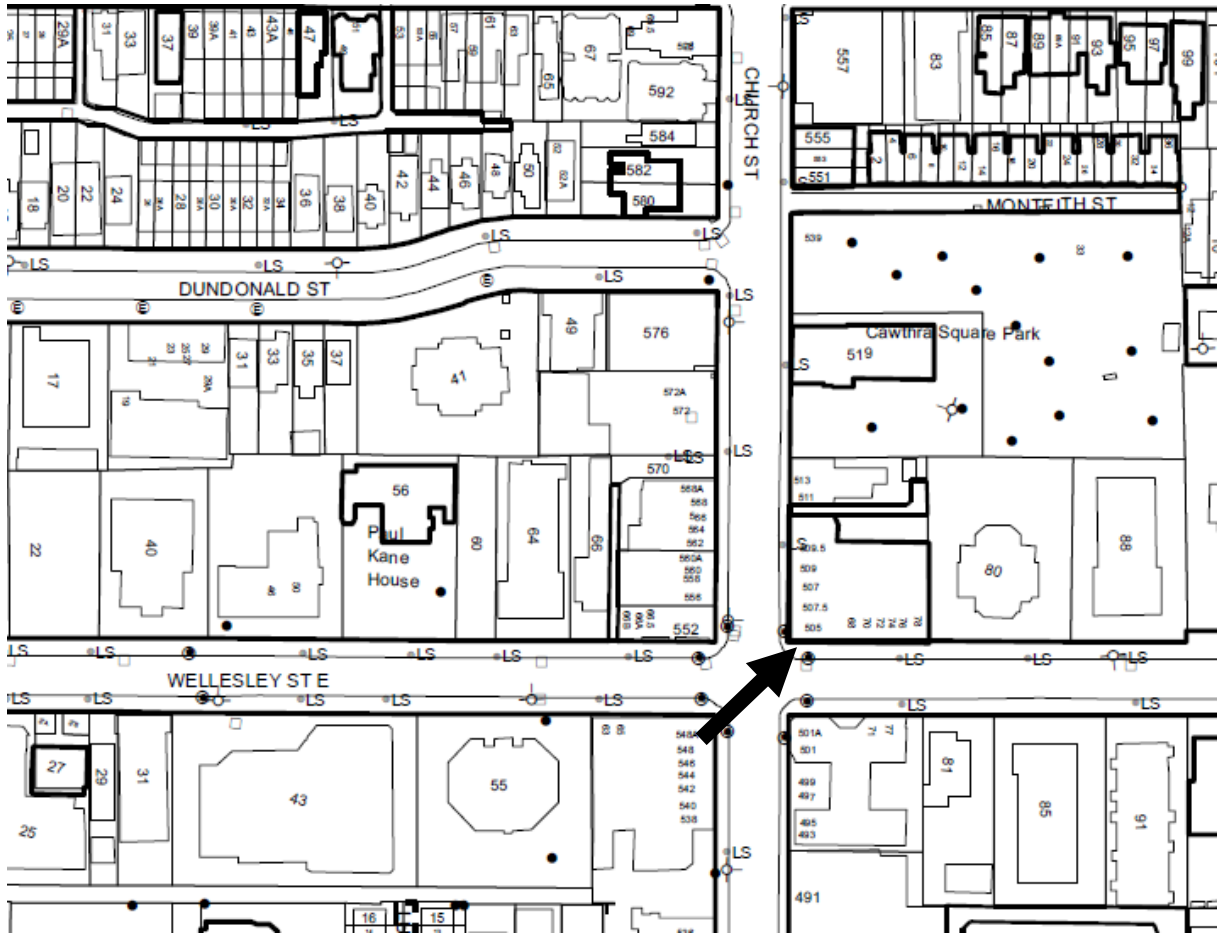
## **SIGNATURE**

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James Parakh  
Acting Director, Urban Design  
City Planning Division

## **ATTACHMENTS**

Attachment No. 1 – Location Map  
Attachment No. 2 – Photographs  
Attachment No. 3 – Statement of Significance (Reasons for Designation)  
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



Photographs showing the west (left) and south (right) facades (above) and the south facade on Wellesley Street East (below) (Heritage Preservation Services, October 2013)

STATEMENT OF SIGNIFICANCE: 68 WELLESLEY STREET EAST ATTACHMENT NO. 3  
(REASONS FOR DESIGNATION)

William McBean Terrace

Description

The property at 68 Wellesley Street East (including the convenience addresses of 70-78 Wellesley Street East and 505-509½ Church Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under the categories of design and contextual values. Located on the northeast corner of Wellesley Street and Church Street, the William McBean Terrace (1878) was designed as a group of 2½-storey row houses that were later converted to commercial and residential uses. The site was listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

The property at 68 Wellesley Street East has cultural heritage value as an early extant representative example in Toronto of the Second Empire style applied to a group of late 19th century row houses (which were afterward converted to mixed residential and commercial uses). The William McBean Terrace is distinguished for its design with surviving original detailing, including the distinctive mansard roofs with intricate dormers and the well-crafted decorative detailing applied to the fenestration in the second storey that are indicative of the Second Empire style.

Contextually, the William McBean Terrace is valued for the historical linkages to its surroundings in the Church and Wellesley community where the group stands as the only surviving original buildings adjoining the intersection. The property reflects the evolution of the Church and Wellesley neighbourhood from its origins in the 19th century as part of the Church Street residential corridor, through its transformation in the 20th century an anchor for two important commercial arteries in Toronto and, beginning in the 1960s to its position near the geographical cross-roads of the city's Gay Village that continues as the historic centre of the LGBTQ community.

Anchoring the northeast corner of an important city intersection, the William McBean Terrace at 68 Wellesley Street East has cultural heritage value as a long-standing local landmark in Toronto's Church and Wellesley neighbourhood.

Heritage Attributes

The heritage attributes of the property at 68 Wellesley Street East are:

- The buildings known historically as the William McBean Terrace
- The setback, placement and orientation of the buildings on the northeast corner of Wellesley and Church Streets

- The scale, form and massing on 2½-storey plans with projecting bays on the west elevation
- The materials, with brick cladding (which has been painted) and brick, stone and wood detailing
- The mansard roof with the decorative shingles, the extended eaves with brackets, the dormers with decorative detailing and, on the south slope, the firebreaks
- On the south facade facing Wellesley Street East and the west elevation on Church Street, the fenestration in the second storey with round-arched openings with hood moulds, keystones and brackets
- The oriel window on the west elevation, which is part of the design evolution of the building

The first-floor storefronts (south and west) and the single-storey north wing on Church Street are additions that are not identified as heritage attributes.

**HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT**



**WILLIAM MCBEAN TERRACE  
68 WELLESLEY STREET EAST, TORONTO**

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

November 2013



## 1. DESCRIPTION



Above: window detailing; cover: William McBean Terrace, northeast corner of Church & Wellesley Streets (Heritage Preservation Services, November 2013)

<b>68 Wellesley Street East: William McBean Terrace, Church &amp; Wellesley</b>	
ADDRESS	68 Wellesley Street East (northeast corner of Church Street)
WARD	27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan D264, Lots 1-6
NEIGHBOURHOOD/COMMUNITY	Church and Wellesley Neighbourhood
HISTORICAL NAME	William McBean Terrace
CONSTRUCTION DATE	1878
ORIGINAL OWNER	William McBean, builder
ORIGINAL USE	Residential (multi-unit building)
CURRENT USE*	Commercial/Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	William McBean, builder
DESIGN/CONSTRUCTION	Brick cladding with brick, stone and wood detailing
ARCHITECTURAL STYLE	Second Empire
ADDITIONS/ALTERATIONS	See Section 3
CRITERIA	Design/Physical and Contextual Values
HERITAGE STATUS	Listed on City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	November 2013

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 68 Wellesley Street East, 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
1799	After receiving the patent for Park Lot 7, John McGill conveys part of the parcel to John Elmsley (the transaction is confirmed in land records in 1817)
1826	Elmsley's tract is subdivided; the subject parcel is transferred to a series of owners over the next half century
1858	Boulton's Atlas shows the subject property as vacant
1877 Nov	William McBean acquires the property at the northeast corner of Church and Wellesley Streets
1878 Jan 2	McBean registers Plan D264, dividing his parcel into 8 lots on Church and Wellesley and mortgaging the allotments
1878 Jan 10	<u>The Globe</u> publishes the tender for the outfitting of "8 houses under construction, corner of Wellesley and Church Streets" for builder William McBean <sup>1</sup> (the group includes the attached six-unit terrace numbered on Wellesley and a pair of semi-detached houses on Church)
1878 Mar	McBean sells Lot 6 (with the easternmost unit at 78 Wellesley) to John Leys, and conveys the remaining properties over the next two years (in 1881, McBean reacquires then resells Lots 3, 5 and 6)
1879 Jan	The City Directory first records the terrace, with four addresses on Wellesley described as "unoccupied"
1880 Jan	According to the City Directory, the complex is fully tenanted
1881 Jan	"William McBean, builder, valuer and estate agent" is recorded in the City Directory as the occupant of 78 Wellesley
1884	The terrace is depicted on Goad's Atlas (the first to include this area)
1887 Oct	68 Wellesley stands vacant when the assessment roll is compiled, with an increase in the assessed value of the unit suggesting alterations for the corner storefront are in progress
1888 Sept	According to the City Directory, druggist Walter Gaynor operates a drug store at 68 Wellesley
1899 Aug	Druggist W. H. Lee acquires the corner building at 68 Wellesley where he was formerly the tenant, retaining the property until 1917
1912	Goad's Atlas is updated to illustrate the storefront at 68 Wellesley
1923	The last update to Goad's Atlas shows the addition to the north end on Church Street
1974	The property at 68 Wellesley Street East is listed on the City of Toronto Inventory of Heritage Properties

<sup>1</sup> When the first Goad's Atlas covering the site was published in 1884, the subject building was the only multi-unit residential structure adjoining the intersection of Church and Wellesley, indicating that the tender call referred to the William McBean Terrace

## HISTORICAL BACKGROUND

### Church and Wellesley Neighbourhood

The property at present-day 68 Wellesley Street East is located in the Church and Wellesley neighbourhood adjoining the intersection of two major Toronto streets. The site originated as part of Park Lot 7, one of the series of 100-acre allotments reserved for associates of the provincial government and surveyed between present-day Queen and Bloor Streets following the founding of the Town of York in 1793. With the rapid growth of the community, the original townsite was extended westward as "New Town" in 1797, continuing the existing grid-like street pattern. Church Street, so-named for its location bordering St. James' Church (the future Anglican Cathedral) was surveyed north of Queen Street through the centre of Park Lot 7 as that tract was subdivided and opened for residential development. The neighbourhoods that emerged along and near Church, Jarvis and Sherbourne Streets became the most sought-after enclaves for residential housing in the mid- to late 19th century, with primarily middle class dwellings reserved for the centre of the communities adjoining Carlton and Wellesley Streets.<sup>2</sup>

After 1900, Church Street lost its status as a major residential corridor, yet continued as one of Toronto's "main streets", where institutional buildings such as the Granite Club at 519 Church were integrated with the earlier residential uses and individual dwellings were replaced by low-rise multi-unit apartment houses. The area witnessed a decline during the Great Depression of the 1930s and World War II, a period when much of the housing stock was converted to rooming houses. The 1950s witnessed the gentrification of the neighbourhood, when tracts of buildings were razed and replaced by large-scale apartments complexes, including the famed City Park Apartments (1954) off Church Street and followed by the development of the new apartment community of St. James Town further east on Wellesley Street East. The commercial cross-roads of Church and Wellesley Streets became the geographical centre of Toronto's Gay Village beginning in the 1960s, and continued as the gathering place of the city's LGBT community for the remainder of the 20th century. At the northeast corner of Church and Wellesley, the William McBean Terrace is the sole remaining complex adjoining this important intersection that has remained through the transitions of the neighbourhood.

### William McBean Terrace

The development of the property at 68 Wellesley Street East is traced on historical maps and atlases, including those reproduced in Section 6 below (Images 2-4). Park Lot 7 was granted to John McGill, Commissary General of Upper Canada, who conveyed a substantial portion of this allotment to Chief Justice John Elmsley, another prominent local land owner. Elmsley's land was first subdivided in the 1820s, and the subject parcel passed through a series of owners during the next half century. Boulton's Atlas was the

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<sup>2</sup> As described in McHugh (151), Church, Jarvis and Sherbourne Street were organized according to social status, where the upper classes built lavish mansions along the northern-most reaches of the corridors, with working class housing near the south end at Queen Street East

first to illustrate the site, which is shown as vacant in 1858 (Image 5) and remained so into the 1870s (Image 6).

The parcel on the northeast corner of Wellesley and Church Street was acquired in 1877 by "William McBean of Toronto, builder".<sup>3</sup> William Alexander McBean (c.1840-1910) was the co-owner with his brother, James of the McBean and Brother Builders Company. Founded in 1865 and employing 100 men by the late 19th century, the siblings were identified as builders and contractors, as well as lumber dealers and manufacturers of doors, sashes, blinds, mouldings "and every description of home furnishings" (Image 10). William McBean was profiled in the 1885 publication History of Toronto and the County of York as a "real estate owner and dealer" based on Yonge Street who "has followed the business of property speculation for the past twenty years during which time he has built about 200 homes for himself and a great number of other people."<sup>4</sup> The article indicated that "his real estate business is almost certainly confined to his own property, it being only occasionally that he acts for others" and "he is generally considered a pioneer of the northeastern section of the city..." where the subject property is located.<sup>5</sup> Among the projects he completed in the area was the group of stores and houses (1876) at 21-35 Howard Street (southeast of Bloor Street East and Sherbourne Street), which are designated under Part IV, Section 29 of the Ontario Heritage Act (Image 11).

McBean registered an eight-lot subdivision numbered D264 on the corner of Wellesley and Church Streets in January 1878. That month, The Globe published a call for tenders for "plastering, painting, galvanized ironwork, plumbing and gas fitting for eight houses under construction, corner of Wellesley and Church Streets."<sup>6</sup> McBean began selling the individual properties in 1878, a process that continued for two years and included his reacquisition and dispersal of three of the units. In 1881, the city directory recorded McBean as the resident at 78 Wellesley.

The William McBean Terrace is first illustrated on Goad's Atlas of 1884, with the six units shown on Lots 1-6 (Image 7). The first change to the site was recorded in 1887 when the tax assessment role described the corner unit on Lot 1 as a "vacant store". By the next year, druggist Walter Gaynor operated a drug store in this location.<sup>7</sup> William Harvey Lee was the next druggist on the premises who purchased the property in 1899.<sup>8</sup> The remaining units continued as private residences (including portions identified as rooming houses in the 1950s and afterward) until the 1960s when additional commercial uses were introduced in the first storey along Church and Wellesley Streets. This

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<sup>3</sup> Plan D264, Lots 1-6, Instrument No. 12, November 10, 1877

<sup>4</sup> Robinson, 349

<sup>5</sup> Robinson, 349

<sup>6</sup> Archival records indicate that this group was the only residential building(s) adjoining the intersection at this time. The eight buildings included the semi-detached houses built at the same time on Lots 7 & 8 and later identified as 511-513 Church

<sup>7</sup> Between September 1886 and October 1887, the assessed value of this unit rose in relation to its neighbours. A building permit for alterations was not located because of the gap in the records between September 1886 and September 1887

<sup>8</sup> A series of drug stores occupied this unit into the 1990s

coincided with the assembly of all of the units by an investment company between 1964 and 1966. The property at 68 Wellesley Street East was recognized on the City's heritage inventory in 1974.

## ii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 68 Wellesley Street East are found on the cover and in Section 2 and 6 of this report. The William McBean Terrace is designed in the Second Empire style with the distinctive mansard (double slope) roof and elaborative decorative detailing that are its distinguishing features. Named for the mid-19th century reign of Napoleon III, the style was unveiled in the designs for the New Louvre in Paris, which blended features from Italian Renaissance and classical French architecture. The Second Empire was initially favoured for institutional buildings when it was introduced to North America. The first residential application of the Second Empire style in Toronto was the Lieutenant-Governor of Ontario's official quarters at King Street West and Simcoe Street (completed in 1870 and shown in Image 12, the site is now occupied by Roy Thomson Hall). This landmark inspired residential construction in both upscale and modest neighbourhoods throughout the city in the 1870s, and the next decade witnessed the updating of existing buildings with fashionable mansard roofs.<sup>9</sup>

The William McBean Terrace is distinguished by its Second Empire styling that retains most of the original design elements above the first-storey storefronts, which were later additions and are not identified as heritage attributes. Rising 2½ stories, the structures are clad with brick and trimmed with brick, stone and wood (parts of the building have been painted).<sup>10</sup> The plan is organized into six units with the principal facades facing south onto Wellesley Street East. The structure is covered by a mansard roof with decorative shingles, bracketed eaves and, on the south facade, firebreaks.<sup>11</sup> The wood dormers on the south, west and north slopes have intricate moulded edges and display hood moulds, keystones and brackets. On the south facade and the west elevation on Church Street, the round-arched openings in the second floor incorporate bracketed sills and hood moulds with elaborately detailed keystones and corbels. The west wall displays two projecting bays, as well as an oriel window at the south end (which is likely associated with the 1887 addition of the corner storefront). The secondary east and north elevations are viewed from Wellesley and Church Streets, respectively, where the original buff-coloured brickwork is visible on the north wall (Image 18).

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<sup>9</sup> In addition to their decorative appeal, mansard roofs provided additional headroom in the attic storey

<sup>10</sup> While many Second Empire buildings incorporated pattern brickwork (including the William McBean Stores and Houses and Smith's Terrace, shown in Images 11 and 13, respectively), no archival photographs were uncovered during the research for this report showing the William McBean Terrace before the south and west facades were painted

### iii. CONTEXT

The location of the property at 68 Wellesley Street East (with the convenience addresses of 70-78 Wellesley and 505-509½ Church) on the northeast corner of Church Street is shown on the City of Toronto property data map attached as Image 1. It stands out as the only surviving original 19th century building adjoining the intersection. While the Church and Wellesley neighbourhood has many recognized heritage properties, in the immediate vicinity of the William McBean Terrace, the Paul Kane House (1854) at 56 Wellesley Street East to the west and the former Granite Club Annex (1914, now the 519 Church Community Centre) at 519 Church Street directly north are designated under Part IV, Section 29 of the Ontario Heritage Act.

### 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>X</b>
iii. demonstrates high degree of scientific or technical achievement	<b>N/A</b>

**Representative and Early Examples of a Style and Type** – The property at 68 Wellesley Street East has cultural heritage value as an early extant representative example in Toronto of the Second Empire style applied to a group of late 19th century row houses (which were afterward converted to mixed residential and commercial uses). The William McBean Terrace is distinguished for its design as with surviving original detailing, including the distinctive mansard roofs with intricate dormers and the well-crafted decorative detailing applied to the fenestration in the second storey that are indicative of the Second Empire style.

<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 architect, artist, builder, designer or theorist who is significant to a community	<b>N/A</b>

No historical or associative values are identified at the time of the writing of this report. Although William McBean was a prolific builder in late 19th century Toronto, his association with this property is not assessed as a cultural heritage value.

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

**Surroundings** – The William McBean Terrace is valued for the historical linkages to its surroundings in the Church and Wellesley community where the group stands as the only surviving original buildings adjoining the intersection. The property reflects the evolution of the Church and Wellesley neighbourhood from its origins in the 19th century as part of the Church Street residential corridor, through its transformation in the 20th century as an anchor for two commercial arteries in Toronto and, beginning in the 1960s to its position near the geographical cross-roads of the city's Gay Village that continues as the historic centre of the LGBTQ community.

**Landmark** - Anchoring the northeast corner of an important city intersection, the William McBean Terrace at 68 Wellesley Street East has cultural heritage value as a long-standing local landmark in Toronto's Church and Wellesley neighbourhood.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the William McBean Terrace (1878) has cultural heritage value as a significant surviving late 19<sup>th</sup> century residential complex (later converted to mixed residential and commercial uses) and an early example in Toronto of the Second Empire style applied to row housing that is linked contextually to the historical evolution of its surroundings in the Church and Wellesley neighbourhood where it remains a local landmark at the northeast corner of the Wellesley Street East and Church Street intersection.

#### 5. SOURCES

##### Archival Sources

Abstract Indices of Deeds, Plan D264, Lots 1-6

Archival photographs, City of Toronto Archives, Toronto Historical Board and Toronto Reference Library (individual citations in Section 6)

Assessment Rolls, City of Toronto, St. James Ward, 1875-1891 and Ward 3, Division 3, 1892 ff.

Boulton, Atlas of the City of Toronto, 1858

Browne, Map of the Township of York, 1851

Building Records, Toronto and East York, City of Toronto

Cane, Topographical Map of the City of Toronto, 1842

Chewett, Map of the City of Toronto and Liberties, 1834

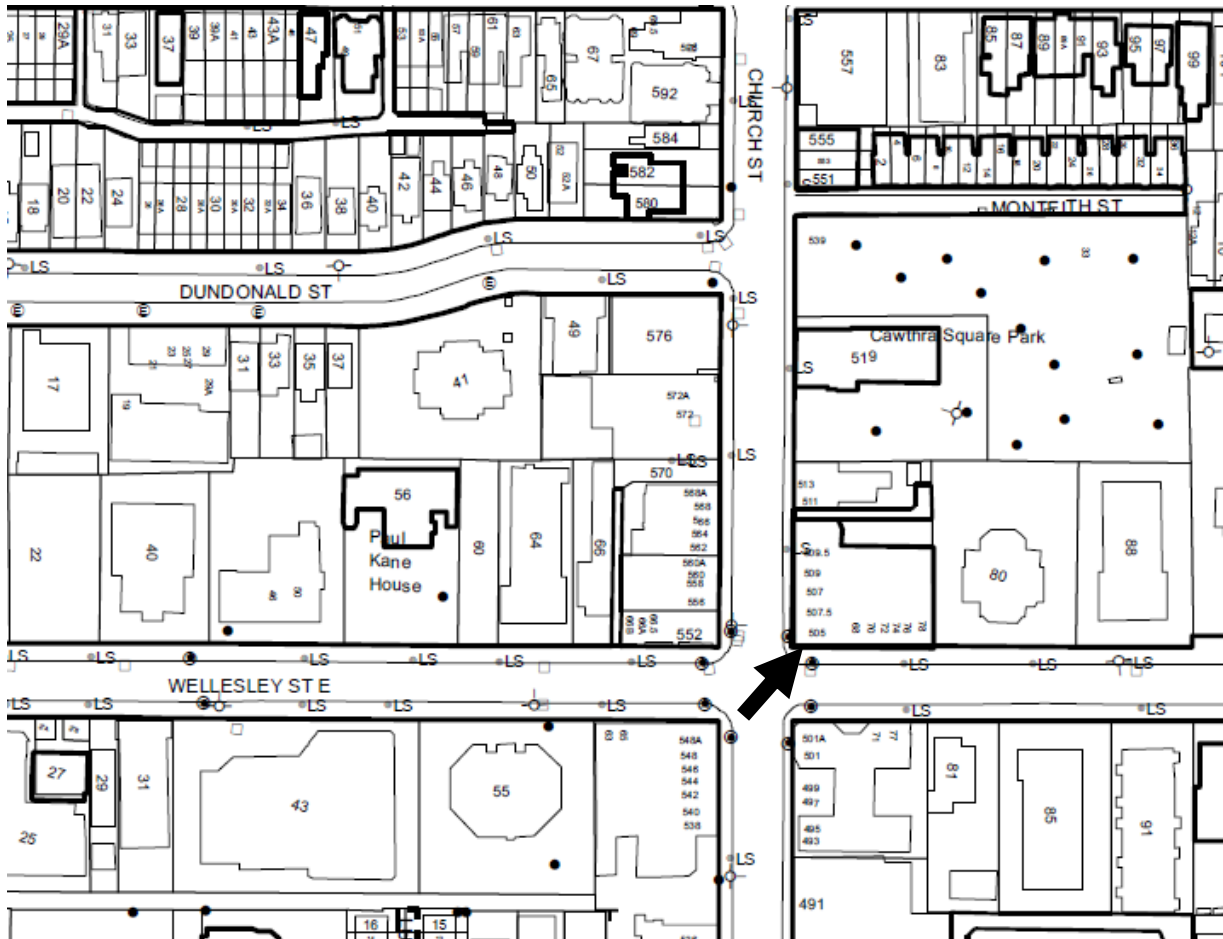
City of Toronto Directories, 1875 ff.  
Goad's Atlases, 1884-1923  
Gross's Bird's Eye View of the City of Toronto, 1876

### Secondary Sources

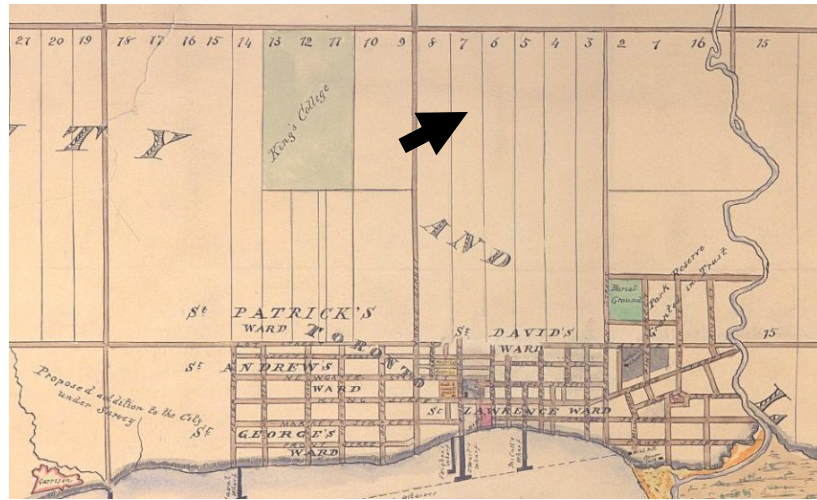
Blumenson, John, Ontario Architecture, 1990  
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Cruikshank, Tom, and John De Visser, Old Toronto Houses, 2003  
Dennis, Richard, "Landlords and Rented Housing in Toronto, 1885-1914," Research Paper No. 162, Centre for Urban and Community Studies, University of Toronto, July 1987  
The Globe, tender call, January 10, 1878  
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Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992  
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McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989  
Obituary, William McBean, York Pioneer and Historical Society, 1910  
Robinson, C. Blackett, History of Toronto and County of York, 1885  
Velasco, Ab, "A Brief History of the Church Wellesley Village, blogTO (June 27, 2013), <http://www.blogto.com/city/2013/06/>  
"William Alexander McBean," [www.pentonfamily.info](http://www.pentonfamily.info)  
Yaron, Ronny, et. al., The 519 In Days Gone By, 1999



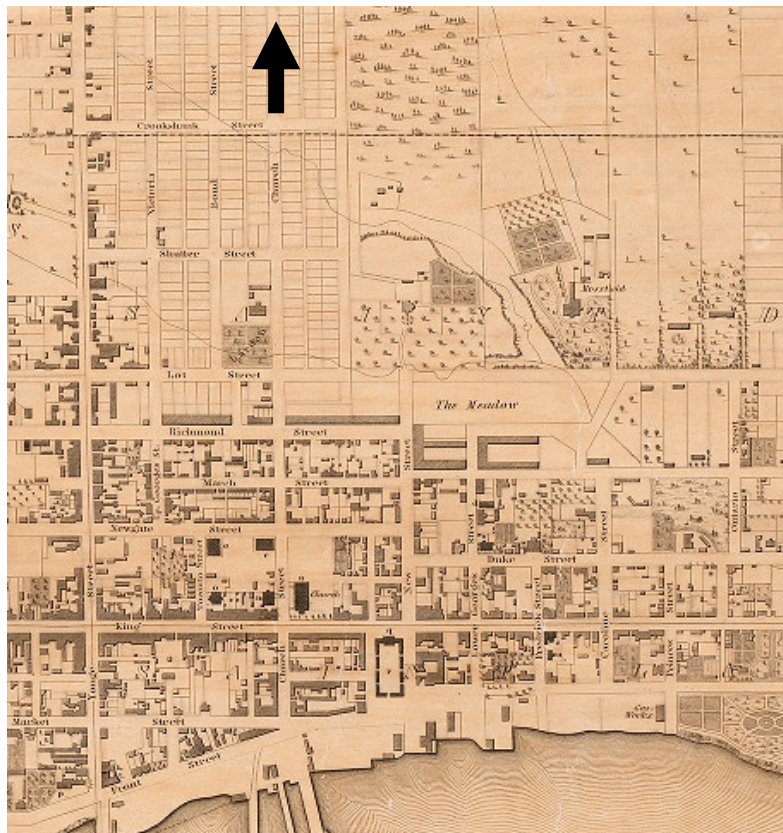
6. IMAGES – the **arrows** mark the location of the property at 68 Wellesley Street East



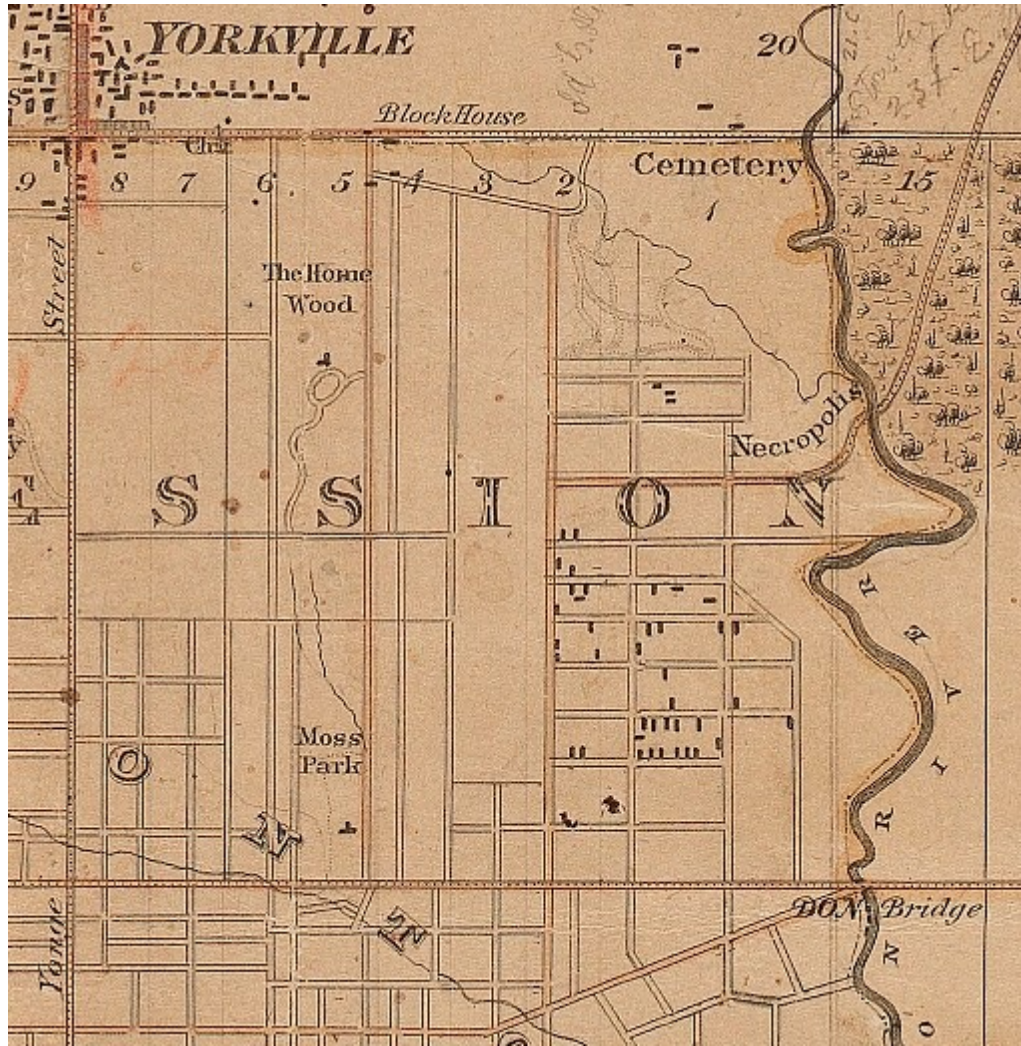
1. City of Toronto Property Data Map: showing the location of the property at 68 Wellesley Street East on the northeast corner of Church Street



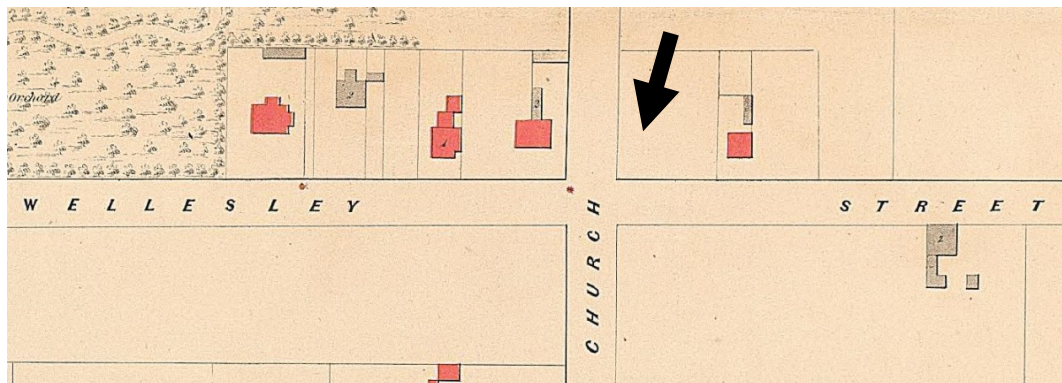
2. Chewett's Map of the City of Toronto and Liberties, 1834: showing the park lots north of present-day Queen Street where the subject property was originally part of Park Lot 7



3. Cane's Topographical Map of the City and Liberties of Toronto, 1842: showing the northward extension of Church Street through Park Lot 7 (the location of the subject property is not shown in this extract)



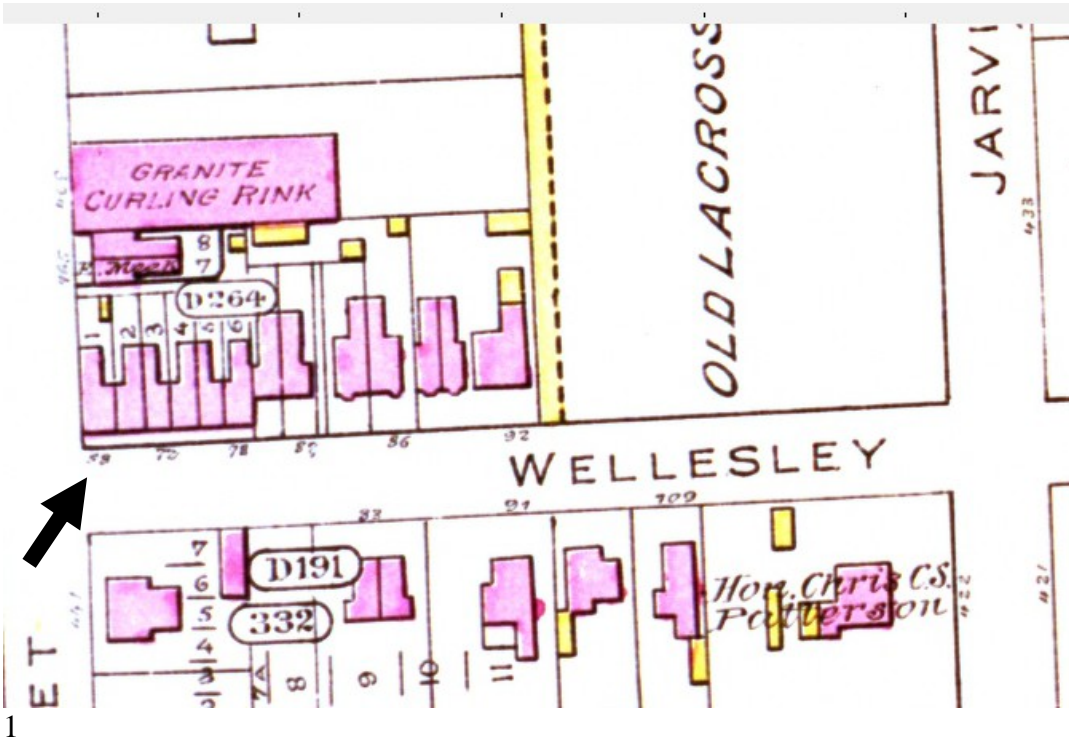
4. Browne's Map of the Township of York, 1851: showing the early layout of parts of Park Lot 7 before the subject site was subdivided



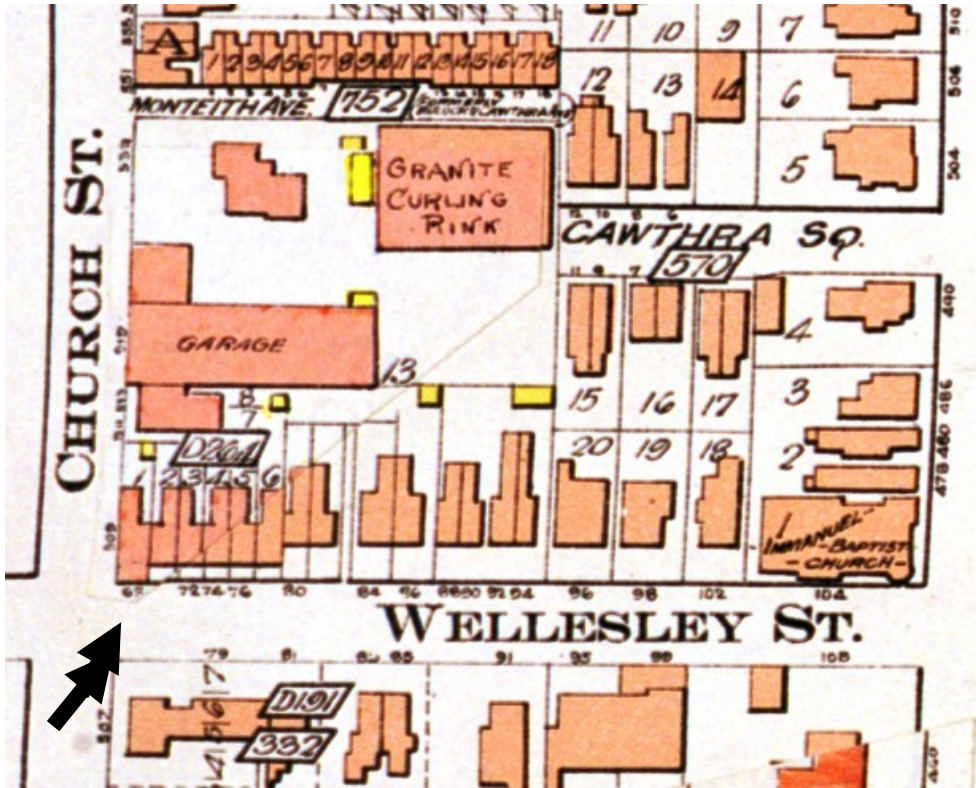
5. Boulton's Atlas, 1858: showing the subject property standing vacant (the house form building shown on the northwest corner of Church and Wellesley intersection was later replaced)



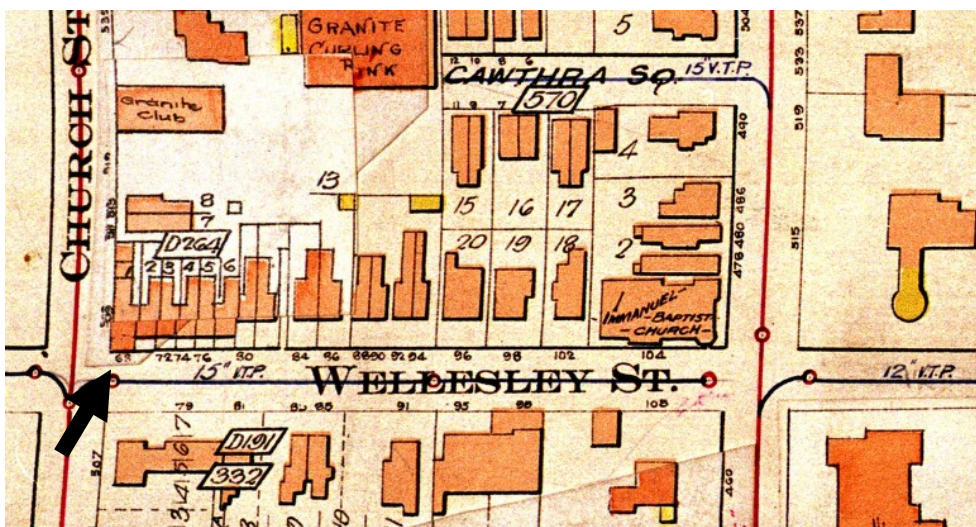
6. Gross's Bird's Eye View of Toronto, 1876: no buildings are shown on the northeast corner of Wellesley and Church Streets in this illustration



7. Goad's Atlas, 1884: the subject buildings are depicted on the first Goad's atlas to include the area



8. Goad's Atlas, 1912: showing changes to the westernmost portion of the subject property where the corner storefront projects to the south (the lines on the atlas show where the overlay was pasted over the previous version)



9. Goad's Atlas, 1923: showing the north extension on the westernmost unit on Lot 1 flanking Church Street (left)



10. Advertisement from C. Blackett Robinson's "History of Toronto and County of York," 1886: advertising William McBean's company, "McBean and Brother, Contractors and Builders"



11. Photograph, William McBean Store and Houses, 21-35 Howard Street, 2010: showing one of the other properties developed by McBean in the northeast sector of the city, in this case with stores and attached houses. The properties are designated under Part IV, Section 29 of the Ontario Heritage Act (Heritage Preservation Services, 2010)



12. Archival Photograph, Government House (completed 1870), King and Simcoe Streets, 1912: the Lieutenant Governor of Ontario's official residence introduced the Second Empire style to Toronto (Toronto Reference Library, Item 1792)



13. Smith's Terrace, 207-213 Jarvis Street (1879): Dating to the same period as the subject property, but with less elaborate Second Empire styled detailing, this restored terrace retains its historical entrances and fenestration in the first floor (the verandah is a later addition). The properties are listed on the City's heritage inventory (Cruikshank, 91)



14. Archival Photographs, 68 Wellesley Street, 1973: showing the west (left) and south (right) facades (above) and the Wellesley Street facade (below) (City of Toronto Archives, Fonds 2043, File 290)





15. Archival Photographs, 68 Wellesley Street East, 1974 (above) and 1990 (below): showing the west and south facades (above) and the west facade on Church Street (below) (Toronto Historical Board)



16. Current Photographs, 68 Wellesley Street East, October 2013: showing the south facade (above left) and east elevation (above right) from Wellesley Street East, with a detailed view of the decorative detailing on the dormers and second-floor window openings (below) (Heritage Preservation Services)



17. Current Photographs, 68 Wellesley Street East, October 2013: showing the west facade on Church Street (above), with a detail of the dormer windows, roof shingles, and bracketed cornice (below) (Heritage Preservation Services)



18. Current Photographs, 68 Wellesley Street East, October 2013: showing the oriel window on the west facade (above), the west facade on Church Street (below right), and the rear (north) walls (below left) (Heritage Preservation Services)