

TORONTO STAFF REPORT

August 31, 2005

To: Toronto Preservation Board
Toronto and East York Community Council

From: Director, Policy & Research, City Planning Division

Subject: Harbord Village Area Study – Inclusion of 36 Properties on the City of Toronto
Inventory of Heritage Properties
Trinity-Spadina - Ward 20

Purpose:

This report recommends that City Council include 36 properties identified in the Harbord Village Area Study on the City of Toronto Inventory of Heritage Properties.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) City Council include the following 36 properties identified in the Harbord Village Area Study on the City of Toronto Inventory of Heritage Properties:
 - (i) 693 Bathurst Street (Central Technical School)
 - (ii) 228 Brunswick Avenue (James McMurray Building)
 - (iii) 302 College Street (John N. Grant Building)
 - (iv) 304 College Street (Albert Purvis Building)
 - (v) 306 College Street (William Mullins House)
 - (vi) 308 College Street (William Hutson Building)
 - (vii) 310 College Street (William Hutson Building)
 - (viii) 312 College Street (William Hutson Building)
 - (ix) 314 College Street (William Hutson Building)
 - (x) 316 College Street (William Hutson Building)
 - (xi) 318 College Street (Thomas Douglas Building)
 - (xii) 320 College Street (Thomas Douglas Building)

- (xiii) 322 College Street (Thomas Douglas Building)
- (xiv) 324 College Street (Thomas Douglas Building)
- (xv) 326 College Street (Thomas Douglas Building)
- (xvi) 410 College Street (College Street Baptist Church, 1872)
- (xvii) 412 College Street (R. E. Crane Building)
- (xviii) 149 Harbord Street (Edward Sewell House)
- (xix) 151 Harbord Street (Edward Sewell House)
- (xx) 153 Harbord Street (Edward Sewell House)
- (xxi) 155 Harbord Street (Edward Sewell House)
- (xxii) 157 Harbord Street (Edward Sewell House)
- (xxiii) 159 Harbord Street (Edward Sewell House)
- (xxiv) 161 Harbord Street (Edward Sewell Store)
- (xxv) 100 Lippincott Street (Belle Villa Apartments)
- (xxvi) 38 Russell Street (House)
- (xxvii) 40 Russell Street (House)
- (xxviii) 42 Russell Street (House)
- (xxix) 44 Russell Street (House)
- (xxx) 46 Russell Street (House)
- (xxxi) 48 Russell Street (House)
- (xxxii) 50 Russell Street (House)
- (xxxiii) 630 Spadina Avenue (Knox Presbyterian Church)
- (xxxiv) 644 Spadina Avenue (Harry Armstrong House)
- (xxxv) 646 Spadina Avenue (Dr. Gilbert Gordon House)
- (xxxvi) 84 Sussex Avenue (William Stevens House); and

- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

Staff have conducted a heritage assessment of the Harbord Village neighbourhood to identify properties that merit inclusion on the City of Toronto Inventory of Heritage Properties.

Comments:

The Harbord Village neighbourhood is bounded by College Street (south), Spadina Avenue (east), Bloor Street West (north), and Bathurst Street (west). Within these boundaries, approximately 50 properties have been listed to date on the City of Toronto Inventory of Heritage Properties. In February 2005, City Council passed By-law #137-2005, designating the Harbord Village Heritage Conservation District (HCD) under Part V of the *Ontario Heritage Act*. The district encompasses Willcocks Street west of Spadina Avenue, as well as portions of Brunswick Avenue, Major Street, Robert Street and Spadina Avenue. It is anticipated that the Harbord Village HCD will be expanded over time.

The Harbord Village Area Study recommends that 36 properties (consisting of 11 buildings or groups of buildings) be included on the Inventory of Heritage Properties. These sites include

landmarks such as the Central Technical School and Knox Presbyterian Church, as well as prominent commercial blocks and residential buildings. Additional properties in the area may be recommended for inclusion on the Inventory of Heritage Properties in the future.

The Harbord Village Area Study includes an historical overview of the neighbourhood (Attachment No. 2), as well as descriptions of the properties with photographs that comprise the Reasons for Listing (Attachment No. 3). Location maps are also attached (Attachment No. 1).

The inclusion of the 36 properties on the Inventory of Heritage Properties would enable staff to monitor any applications affecting them and encourage the retention of the character defining features.

Conclusions:

It is recommended that City Council include the 36 properties listed in Recommendation No. 1 on the City of Toronto Inventory of Heritage Properties.

Contact:

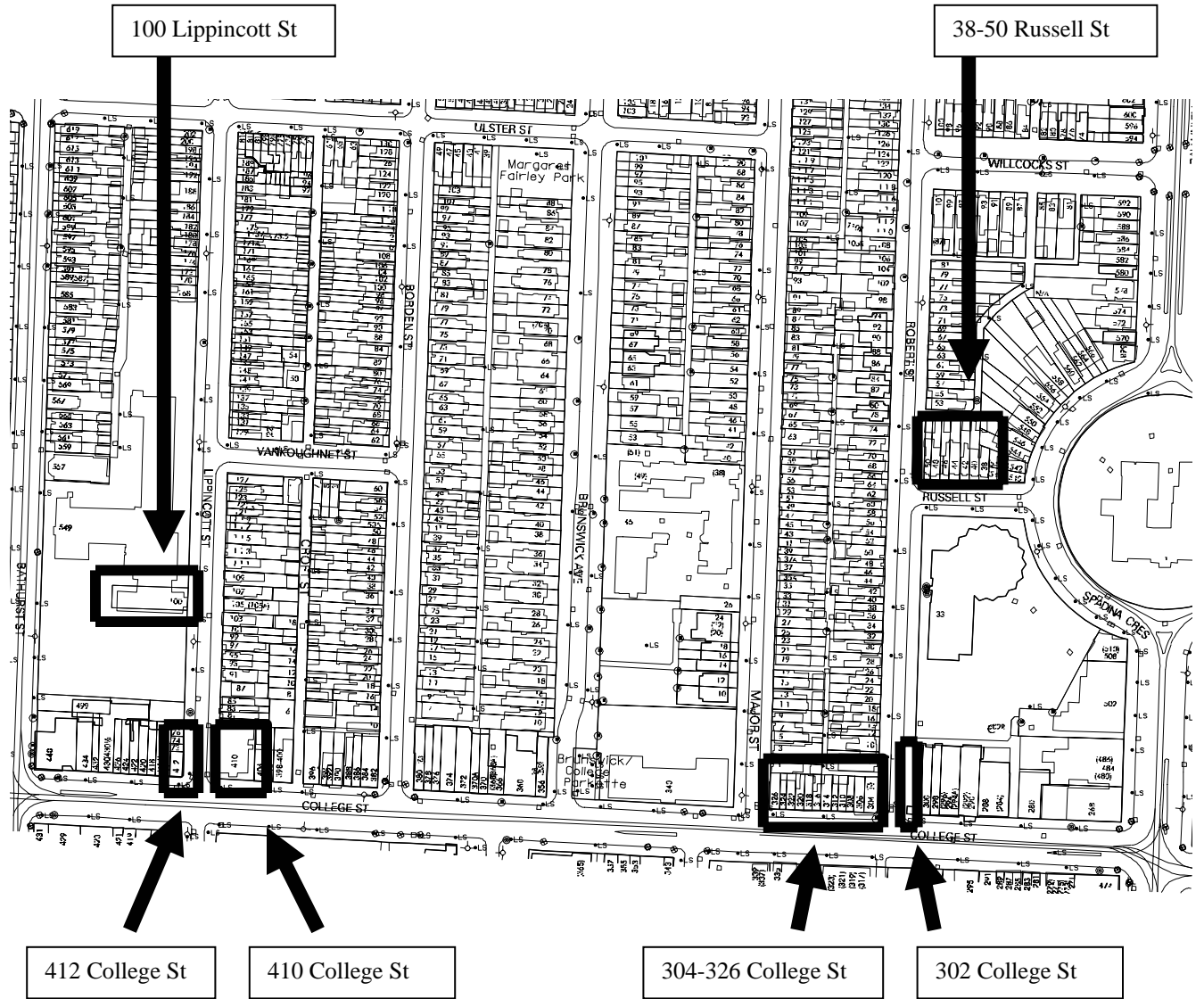
Denise Gendron
Manager, Heritage Preservation Services
Tel: 416-338-1075
Fax: 416-392-1973
E-mail: dgendron@toronto.ca

Barbara Leonhardt
Director, Policy & Research

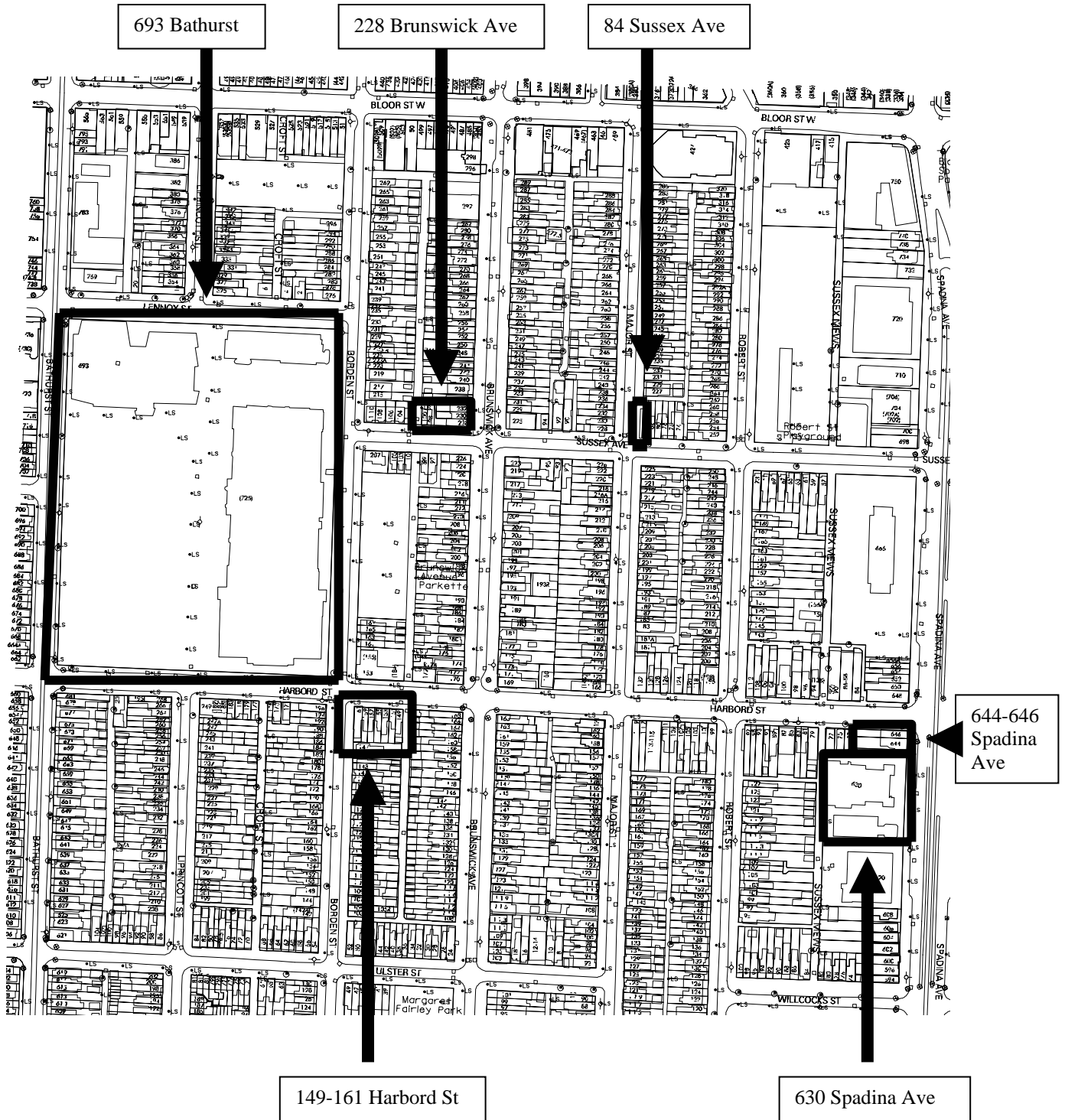
List of Attachments:

| | |
|------------------|--|
| Attachment No. 1 | Location Maps (Harbord Village Area Study) |
| Attachment No. 2 | Harbord Village Area Study (Historical Development) |
| Attachment No. 3 | Harbord Village Area Study (Reasons for Listing and Photographs) |

Map 1: College Street (south) to Ulster Street (north)



Map 2: Ulster Street (south) to Bloor Street West (north)



Historical Development: Harbord Village Area

Following the establishment of the Town of York in 1793, the lands north of the townsite from present-day Queen Street to Bloor Street and between the Don and Humber rivers were divided into a series of “park lots”. While the 100-acre parcels were granted to government and military officials as the setting for country estates, most of the original patentees did not occupy their lands.

The area bounded by College Street (south), Spadina Avenue (east), Bloor Street West (north), and Bathurst Street (west) comprises the northerly portions of park lots 16 through 18. Most of this property was acquired by Peter Russell, administrator of the Province of Upper Canada. Park lot 16 was eventually inherited by Russell’s two Willcocks cousins and, through marriage, added to the extensive Baldwin family holdings where Spadina Avenue was laid out as the road to “Spadina” House. In 1815, Peter Russell’s sister and heir sold park lot 17 and the east half of lot 18 to family friend George Taylor Denison. Prior to his death in 1853, Denison severed parts of his “Bellevue” estate. The remainder was inherited by his third son, Colonel Robert Brittain (sic) Denison, who continued to develop the area while donating the land and funds for the construction of St. Stephen-in-the-Fields Anglican Church at the corner of College Street and Bellevue Avenue. The west part of lot 18 was not associated with the Russell family. George Crookshank, a provincial government official, purchased the land and laid out “Crookshank’s Lane”, which was later extended as Bathurst Street.

With the growth of the City of Toronto, the subdivision of the area was completed by the end of the 19th century. The neighbourhood, with streets named for members of the founding families, originally attracted British settlers and, over time, immigrants from various ethnic groups. To assist the newcomers, schools, churches, and social services such as St. John’s Hospital for Women (the hospital’s chapel dates to 1889 and is a surviving heritage site) and later Doctors’ Hospital opened in the district. Once dubbed the “South Annex”, the area has more recently been identified as “Harbord Village”, acknowledging the primary east-west artery that extends through the centre of the neighbourhood.

To date, over 50 properties have been listed on the City of Toronto Inventory of Heritage Properties, ranging from late 19th century commercial blocks to Modern edifices that include Lord Lansdowne Public School (1962) at 78 Robert Street. In 2005, the Harbord Village Heritage Conservation District was designated under Part V of the *Ontario Heritage Act*, recognizing the contributions of the residential areas along parts of Brunswick Avenue and Willcocks Street to the character of the neighbourhood.

The Harbord Village Area Study identifies 11 buildings or groups of buildings (consisting of 36 individual properties) for their architectural, historical and contextual value. The sites include late 19th century residential and commercial buildings, as well as 20th century landmarks such as Knox Presbyterian Church on Spadina Avenue and Central Technical School on Bathurst Street.



693 Bathurst Street: Central Technical School

Description:

The property at 693 Bathurst Street is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural resource value or interest. With expanding trade in Canada and the discontinuance of apprenticeship systems at the close of the 19th century, the Board of Education in Toronto (forerunner of the Toronto District School Board) identified the need for technical schools in the city. With construction underway in April 1913, Central Technical School opened on August 31, 1915. The project was completed without government grants and, according to the Board of Education “has been pronounced by one of the European technical education experts as one of the finest schools of its kind in the world” (Cochrane, Centennial Story, 1950).

Significance:

The Central Technical School is architecturally significant for its Collegiate Gothic design, the style favoured for educational facilities in the early 20th century. The complex is associated with the practice of the prominent Montreal architectural firm of Ross and Macdonald, who were the design associates for Maple Leaf Gardens and the Royal York Hotel. Historically, the complex was the first technical school completed in Toronto. Located in the block bounded by Bathurst Street (west), Lennox Street (north), Borden Street (east) and Harbord Street (south), Central Technical School is a landmark in the Harbord Village neighbourhood.

Heritage Attributes:

The heritage attributes of the building are found on the exterior walls and roofs of the original building and the south wing. Built with steel I-beams but supported by stone load-bearing walls, the structure extends three stories above a raised rubblestone base with door and window openings and a moulded water table. The walls are faced with a blend of pink, grey or “piebald” limestone and trimmed with stone and terra cotta. Canadian materials were used, apart from the Indiana limestone applied for the window dressings.

Attention is focused on the principal (west) façade facing Bathurst Street where a square tower displays multi-sided buttresses, balustrades, decorative stonework and narrow lancet windows. The main entrance to the complex is placed at the base of the tower, where a flight of stone steps leads to a wide porch. Beneath a stone archway supported by buttresses with grotesques symbolizing Industry and Science, three sets of paneled oak doors have pointed-arch transoms. A stone crest is placed above the entrance. Band courses divide the upper portion of the tower where a monumental two-storey window opening has a decorated spandrel and a surround with quoins. The openings above are reduced in size. A flat-headed window opening with quoins is surmounted by a trio of lancet windows that are repeated on the other faces of the tower.

On either side of the tower, the west façade is anchored at the corners by stepped frontispieces with a crest at each pinnacle. Openings with single, double, tripartite and four-part windows have stone detailing. The organization and appearance of the fenestration is repeated on the north and south end walls (the south elevation is concealed by the south wing) and on the rear (east) façade. On the latter wall, the centre section projects and contains a chimney in the form of a buttress. Apart from the main entrance facing Bathurst Street, the original section of the school boasts eight subsidiary entries, including those originally reserved for boys (north) and girls (south).

Important interior elements are located inside the west entrance where the entrance hall and auditorium are included in the Reasons for Listing.

Blending features of Modern Classicism with Neo-Gothic styling, the south wing rises to two stories and features brick cladding, stone trim and strip windows. The principal (south) facade facing Harbord Street has a three-part stone-faced entry with a name band and crest, features that are repeated on the east entry. The south wall displays slit window openings and two-storey oriel windows with decorative stone work, brackets and quoins.



left: south wing



right: west tower



228 Brunswick Avenue: James McMurray Building

Description:

The property at 228 Brunswick Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural resource value or interest. The building was under construction in 1875 when the tax assessment roll was compiled. Commissioned by James S. McMurray who developed the adjoining properties to the north, the premises were first occupied by William Newton, a butcher. A series of businesses, including a grocer, plumber and druggist, followed.

Significance:

The property at 228 Brunswick Avenue is architecturally significant as a good example of Second Empire design. Located on the northwest corner of Brunswick Avenue and Sussex Avenue amid residential buildings, the James McMurray Building is a visible local feature in the Harbord Village neighbourhood.

Heritage Attributes:

The heritage attributes of the building are found on the east and south facades facing Brunswick Avenue and Sussex Avenue, respectively, and on the roof. The structure rises 2½ stories beneath a mansard roof with patterned shingles, gabled dormers and, at the north end, a firebreak wall with a decorative bracket. Clad with red brick (now painted), a wood-clad storefront marks the first storey with an entrance placed at the southeast corner. A second entry with a transom is found on the north wall beside the storefront. The window openings in the first and second floors are segmental-arched and display brick voussoirs and stone sills. Decorative brickwork separates the second-storey windows on the east façade. The north wall abuts the adjoining houses, and the rear (west) wing is not included in the Reasons for Listing.



302 College Street: John N. Grant Building

Description:

The property at 302 College Street is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural resource value or interest. Commissioned by John N. Grant, the commercial building with apartments in the upper floors was under construction in 1882 and first occupied by Robert Harper, a grocer, the following year. In 1888, James Windrum acquired the building where he operated a grocery store and authorized the addition of the rear (north) wing.

Significance:

The John N. Grant Building is architecturally significant as a well-designed commercial building that is distinguished by its Classical detailing and truncated corner. Anchoring the northeast corner of College Street and Robert Street, the building contributes contextually to the commercial character of the area at the south end of the Harbord Village neighbourhood.

Heritage Attributes:

The heritage attributes of the building are found on the south and west facades facing College Street and Robert Street, respectively, the truncated southwest corner and the roof above. The three-storey height of the building is emphasized by the projecting cornice with brackets and dentils beneath a parapet (the original parapet has been replaced). The first-floor storefront with a corner entrance has been altered, and the corner above is devoid of window openings. On the narrow south wall, the second storey displays an oversized segmental-arched window opening that contains tripartite windows and transoms and displays brick and stone detailing. A stone band course separates the upper storey, where a pair of flat-headed window openings with brick voussoirs and stone sills with aprons is found in the third floor. A secondary entrance and flat-headed window openings with brick and stone trim are placed on the west wall. On the complementary north wing, the west elevation features a first-floor storefront, bay windows in the second level, and flat-headed window openings in the upper storey beneath a cornice.



#304 College



#306 College (left)

**304 and 306 College Street:
Albert Purvis Building (#304) and William Mullins House (#306)**

Description:

The adjoining properties at 304 and 306 College Street are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural resource value or interest. According to the tax assessment rolls, the house form building at 306 College Street was completed in 1875 for landowner Robert Carlton and originally occupied by William Mullins, a carriage builder. In 1889, William D. Hutson (owner of the neighbouring buildings at #308-316 College) received a building permit for a three-storey brick building with a store and apartments at #304 College. No architect or contractor was listed on the permit. Albert Purvis was the original commercial occupant who operated a dry goods business on the premises.

Significance:

The Albert Purvis Building at #304 College is architecturally significant as a well-designed commercial building that stands out with its corner location and elaborate brick and terra cotta detailing. With its storefront, the former house form building to the west at #306 College is identified for its contextual role in linking the series of important commercial buildings in the block from Robert Street to Major Street. As a group, the buildings at #304 to #326 College Street contribute to the commercial character that marks the south edge of the Harbord Village neighbourhood.

Heritage Attributes:

304 College Street:

The heritage attributes of the Arthur Purvis Building are found on the south and east walls facing College Street and Robert Street, respectively, the truncated corner and the roof above. Rising three stories, the structure is clad with red brick and trimmed with brick voussoirs and corbels, stone sills, and terra cotta keystones and panels. The first-floor storefront (now altered) extends around the truncated southeast corner where the

entrance is placed. On the corner, the flat-headed window opening in the second storey is highlighted by a keystone with a lion motif and surmounted by a panel with a floral pattern. A swag design marks the third floor where the round-arched window opening springs from terra cotta corbels. String courses form continuous window sills and extend beneath the brick cornice (the cornice has been replaced). The pattern and detailing of the window openings is repeated on the south façade where pairs of windows are separated by fluted pilasters and terra cotta detailing. A secondary entry is found on the east elevation, where one of the round-arched window openings in the third floor is blind.

306 College Street:

The heritage attributes of the William Mullin House are found on the roof of the 2½-storey house form building and on the principal (south) façade of the commercial addition in front. The gable roof has a central gable peak, while the two-storey commercial storefront is clad with wood and, in the second floor, displays an arcade above the flat-headed window openings.



above: terra cotta detailing on #304 College



308-316 College Street: William Hutson Buildings

Description:

The properties at 308-316 College Street are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural resource value or interest. William D. Hutson, who later developed the commercial block at #304 College, received a building permit for a group of buildings with mansard roofs in August 1886. No architect or contractor was listed on the permit. Construction had not begun when the tax assessment was compiled in September 1886. One year later, the stores with apartment units above were completed, with the exception of the unfinished building at #308 College. Hutson operated a hardware business in #310, while the remaining storefronts were occupied by a butcher, grocer and dealer.

Significance:

The William Hutson Buildings are architecturally significant as an intact group of commercial buildings that are linked by their Second Empire styling. Located on the north side of College Street, midway between Robert Street and Major Street, this group is an integral part of the series of buildings at 304-326 College Street that contribute to the commercial character that marks the south edge of the Harbord Village neighbourhood.

Heritage Attributes:

The heritage attributes of the William Hutson Buildings are found on the principal (south) facades and the roofs above. Rising 2½ stories, the structures are clad with brick and covered by mansard roofs with slate shingles and shed-roof dormers (on #314, the shingles have been replaced and a pair of dormers added, while the dormer has been altered on #312). Firebreaks with wood brackets survive on #308, #312 and #316, and a chimney remains on #308. Above the first-floor storefronts (which have been altered), the second storey displays pairs of segmental-arched window openings with brick voussoirs.



318-326 College Street: Thomas Douglas Buildings

Description:

The properties at 318-326 College Street are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural resource value or interest. The group of five commercial buildings with apartment units above the storefronts was under construction when the tax assessment was compiled in September 1887. Commissioned by Thomas Douglas, the properties were acquired by George Dunn who rented the commercial premises to a series of tenants, including a tailor, tinsmith and the providers of house furnishings and fancy goods.

Significance:

The Thomas Douglas Buildings are architecturally significant as a group of well-designed commercial blocks that anchor the northeast corner of College Street and Major Street. They are contextually significant as part of the series of buildings at 304-326 College Street between Robert Street and Major Street that contribute to the commercial character that marks the south edge of the Harbord Village neighbourhood.

Heritage Attributes:

The heritage attributes of the building are found on the south facades, the west elevation of #326 College, and the roofs above. Rising three stories, the structures are clad with red brick and trimmed with brick and stone. A metal cornice survives on the three westernmost units above a line of corbelled brickwork that incorporates brackets near the east and west ends. A chimney rises above the east unit (#318), while its western counterpart has been replaced. On the principal (south) façade, the five portions are divided vertically by brick piers. Above the first-floor storefronts (which have been altered), the two upper stories have pairs of segmental-arched window openings with brick voussoirs and stone keystones, corbels and sills. The window heads are linked by string courses. The pattern and detailing of the fenestration is repeated on the west wall of #326 College.



410 College Street: College Street Baptist Church

Description:

The property at 410 College Street is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural resource value or interest. A Baptist congregation was organized on College Street in 1872 when Thomas Lailey donated land for the construction of the church. An account from 1887, published by J. R. Robertson in Landmarks of Toronto (1904), described the church as unassuming with rough-cast cladding and a belfry without a bell. In 1888, when construction began on a new College Street Baptist Church at 506 College Street, the first church was sold to the Reformed Episcopal Church. St. George's Evangelical Lutheran Church, the most recent congregation to occupy the premises, acquired the property in 1956 and undertook renovations. While retaining the original form, changes to the church include the addition of side aisles and brick cladding.

Significance:

The first College Street Baptist Church is historically important as a surviving institutional building that dates to the late 19th century development of the neighbourhood with commercial, residential and institutional components. With its location on the northeast corner of College Street and Lippincott Street, the church is an significant contextual feature along the south edge of the Harbord Village neighbourhood.

Heritage Attributes:

The heritage attributes of the building are found on the exterior walls and roof. Rising one extended storey, the structure is covered by a gable roof with an open belfry at the south end. Under a hipped roof with flared eaves, the belfry has pointed-arch openings. Lower side aisles (east and west) flank the central nave. A rear (north) Sunday School wing extends past the northwest corner. On the principal (south) façade, the main entrance is protected by a gable-roofed porch. The entry is flanked by lancet windows with brick voussoirs and stone sills, and surmounted by a round-arched window opening. A lancet window with louvres is placed beneath the apex of the gable. Above the raised basement, pairs of pointed-arched window openings mark the side aisles. On the west wall facing Lippincott Street, the entrance to the Sunday School is placed in a pointed-arch opening with lancet windows on either side.



412 College Street: R. E. Crane Drug Store

Description:

The property at 412 College Street is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural resource value or interest. In 1905, the prolific Toronto builder Leeds Sheppard replaced the house form buildings on this site with a group of commercial blocks. R. E. Crane was the first of a series of druggists who have occupied the storefront at #412 College until present day.

Significance:

The R. E. Crane Drug Store is architecturally significant as a well-designed commercial building that is distinguished by its surviving storefront. The site is historically notable as the location of a drug store for over a century. Anchoring the northwest corner of College Street and Lippincott Street, the building contributes contextually to the commercial district along the south edge of the Harbord Village neighbourhood.

Heritage Attributes:

The heritage attributes of the R. E. Crane Drug Store are found on the south and east walls facing College Street and Lippincott Street, respectively, the southeast corner, and the roof above. Rising three stories, the structure has a truncated corner that incorporates the entrance. In the first storey, the vintage wood-clad storefront with commercial windows and transoms is an important surviving feature. Above the entry, flat-headed window openings mark the corner. The south façade displays a bay window in the second storey, and a pair of segmental-arched window openings with brick voussoirs and stone sills in the upper floor. The pattern and detailing of the window openings is continued on the east elevation where a secondary entry has wood trim.



149-161 Harbord Street: Edward Sewell Houses and Store

Description:

The properties at 149-161 Harbord Street are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural resource value or interest. Edward Sewell, a builder, acquired the properties where he constructed three pairs of semi-detached houses and an adjoining store. When the tax assessment was compiled in 1886, the pairs of houses at #149-151 and #153-155 were described as unfinished, while the neighbouring dwellings at #157-159 were occupied by Edward Sewell and Joseph R. Fraser, a postal clerk. The store was under construction in 1887 and, two years later, James Alexander Brodie, a druggist, was the first commercial tenant.

Significance:

The Edward Sewell Houses and Store are architecturally significant as an intact group of buildings that are unified and distinguished by the pattern brick detailing. Anchoring the southwest corner of Harbord Street and Borden Street, the buildings contribute to the character of the Harbord Village neighbourhood with its mixture of residential, commercial and institutional landmarks.

Heritage Attributes:

149-159 Harbord Street:

The heritage attributes of the three pairs of semi-detached houses at #149-159 Harbord are found on the principal (north) facades and the roofs above. The buildings share red brick cladding where contrasting yellow brick is applied for the corner quoins and the voussoirs that highlight the door and window openings (the brick has been painted on #149-151). The 2½-storey structures are covered by gable roofs with central gable peaks and wood finials (the finials are missing on #153-155). Each pair of houses is designed as a mirror image, where the two doors with flat transoms are centered in the wall. The entries are flanked by single flat bay windows that contain pairs of flat-headed window openings (the bay window in #159 has been replaced with a commercial window). In

the second storey, each unit has a pair of flat-headed window openings, while a single window opening is placed in the apex of the gable.

161 Harbord Street:

The heritage attributes of the Edward Sewell Store are found on the north and west walls facing Harbord Street and Borden Street, respectively, and on the roof. Rising 2½ stories, the structure is covered by a gable roof with a chimney on the west end. The red brick cladding is mixed with contrasting yellow brick that is applied for the corner quoins and the hood moulds that mark the openings. On the north wall, the first-floor storefront has been altered. Single and pairs of flat-headed window openings are found on the north and west elevations.





100 Lippincott Street: Belle Villa Apartments

Description:

The property at 100 Lippincott Street is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural resource value or interest. In 1912, Harry T. Love received a building permit for the construction of a private hotel with a restaurant at this location. No architect or contractor was listed on the permit. The structure was completed by 1919 by a group of businessmen, including George Pearson, who retained the site. In 1924, the building was renamed the Belle Villa Apartments. The premises are currently occupied by Costi-Ilas Immigrant Services.

Significance:

The Belle Villa Apartments is architecturally significant as a well-designed residential building. Located on the west side of Lippincott Street in the first block north of College Street, the complex is part of the collection of landmark residential, commercial and institutional buildings that contribute contextually to the Harbord Village neighbourhood.

Heritage Attributes:

The heritage attributes of the Belle Villa Apartments are found on the exterior walls and roof, with attention focused on the principal (east) facade. Rising three stories beneath a flat roof, the structure has a long rectangular plan. Red brick clads the side elevations, while brown brick is applied on the east facade with its corner quoins and the basket-weave pattern along the roof. The east elevation is extended by a wood cornice with brackets. A three-storey wood porch protects the tripartite entrances in the first and second floors, while its roof creates a balcony for the single entry in the third level. Flat-headed window openings display stone lintels, keystones and sills.



38-50 Russell Street: Russell Street Houses

Description:

The properties at 38-50 Russell Street are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural resource value or interest. The three pairs of semi-detached houses at #40-42, #44-46 and #48-50 were completed in 1887, with four of the units retained by John Shearling, who rented them to a series of tenants. The detached house at #38 Russell was described as unfinished when the tax assessment was recorded in 1888. The following year, Archibald Wardell of the firm Wardell and Son, house movers, was the first occupant.

Significance:

Located on the north side of the street between Spadina Avenue and Robert Street, the Russell Street Houses are architecturally and contextually significant as an intact group of late 19th century house form buildings, designed in the familiar Toronto Bay-and-Gable style. The house form buildings contribute to the residential character of the Harbord Village neighbourhood.

Heritage Attributes:

38 Russell Street:

The heritage attributes of the building are found on the exterior walls and roof. Rising 2½ stories beneath a gable roof, the structure features an ell-shaped plan with a side (east) entrance. The red brick cladding is trimmed with contrasting yellow brick. On the principal (south) façade, a bay window is placed in the first floor, while the wing has flat-headed window openings in the first and second stories.

#40-42, 44-46 and 48-50 Russell Street:

The heritage attributes of the three pairs of semi-detached houses are found on the principal (south) facades, the west wall of #50 Russell facing Robert Street, and on the roofs. The roofs display pairs of gables on the south slopes. The pattern brick detailing is visible on #40 Russell, while the other units have been painted. The entrances are placed side-by-side in the centre of the first floor, and feature segmental-arched door openings with transoms. The entries are flanked by single-storey bay windows. In the

second floor above the entry, each unit has a segmental-arched window opening with a transom. Similar openings are placed in pairs over the bay windows, with the exception of #40-42 Russell, which displays pointed-arch window openings.



#40-42 Russell with pointed-arch window openings (left) and pattern brick detailing (right)



630 Spadina Avenue: Knox Presbyterian Church

Description:

The property at 630 Spadina Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural resource value or interest. Knox Presbyterian Church opened at 630 Spadina Avenue in January 1909 following a two-year construction period. The congregation dates to 1844 when, following the upheaval in the established Church of Scotland, two of the city's original Presbyterian churches united to form Knox Church. From 1847 until its relocation to Spadina Avenue, the congregation worshipped on Queen Street West near Bay Street (late the site of the expanded Simpson's Department Store). The present church was designed by Toronto architect James Wilson Gray, a member of the congregation. Knox Presbyterian Church has a significant collection of stained glass windows that were designed and installed by the Toronto firm of Robert McCausland Limited. The Casavant organ commemorates the members of the congregation who died during World Wars I and II.

Significance:

With its prominent location on Spadina Avenue south of Harbord Street, Knox Presbyterian Church is architecturally and contextually significant as a landmark in the Harbord Village neighbourhood.

Heritage Attributes:

The heritage attributes of the building are found on the exterior walls and roof. Designed in the Neo-Gothic style popularized after 1900, the church is clad with limestone with smooth stone finishes. The cruciform plan with shallow transepts (north and south) is covered by a steeply-pitched gable roof with a ridgepole. The principal (east) façade is found on the gable end wall where stone steps lead to the main entrance. Three pairs of paneled wood doors with multi-paned transoms are placed in pointed-arch surrounds with finials. Above the entries, the centre of the east wall contains a trio of monumental pointed-arch window openings, while an arcade of diminutive windows in the same

shape are positioned in the apex of the gable. A square tower with a hip roof marks the northeast corner of the church. The tower has corner buttresses with gablets, diminutive pointed-arch window openings and, near the top, tall lancet windows with louvres. At the base of the tower, the cornerstone reads “Knox Presbyterian Church, first Presbyterian Church in Toronto, erected 1821, re-erected 1847, re-erected 1907”. The southeast corner of the building has a gabled porch with pointed-arch openings and lancet windows that is separated from the main entrance by a multi-sided buttress. The side elevations have three pointed-arch window openings between the east wall and the transepts. Each transept displays a tripartite window opening beneath a frontispiece. A brick-clad Sunday School wing is attached to the rear (west) wall of the church. The adjoining Fellowship Centre, completed in 1961, is not included in the Reasons for Listing.



principal (east) entrance



644-646 Spadina Avenue: Harry Armstrong and Gilbert Gordon Houses

Description:

The properties at 644-646 Spadina Avenue are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural resource value or interest. The semi-detached houses were completed in 1890. Dr. Gilbert Gordon, a medical doctor, acquired the corner unit at #646, while Harry Armstrong, an official with the Church of England, was the first occupant of #644.

Significance:

The semi-detached houses at 644-646 Spadina Avenue are architecturally significant as well-designed late 19th century residential buildings with the variety of materials, shapes and openings associated with the Queen Anne style. With their prominent location on the southwest corner of Spadina Avenue and Harbord Street beside Knox Presbyterian Church, the Armstrong-Gordon Houses are visible landmarks in the Harbord Village neighbourhood.

Heritage Attributes:

The heritage attributes of the building are found on the exterior walls and roof. Clad with brick and trimmed with brick, stone and wood, the houses rise 2½ stories above a rubblestone base with window openings. The structure is covered by an expansive hip roof that extends into a gambrel roof at the rear (west) end. Gabled dormer windows and gabled wall dormers mark the north and east slopes. Chimneys are positioned near the corners of the roof and extend down the side walls (north and south). The principal (east) façade of the houses features a pair of entrances that are recessed behind round-arched openings that spring from columns. The doors are flanked by single oversized round-arched window openings with brick corbels and voussoirs. Above the entries, a brick panel separates the single flat-headed window openings in the second floor. In the outer bays, oriel windows rise to meet the wall dormers. The side elevations are not identical. The south elevation projects in two sections and repeats the fenestration introduced on the east façade. The north wall facing Harbord Street features a centrally-placed entrance (for the original doctor's office) beneath an oriel window, while the remaining window openings have segmental-arched heads. The rear wings have been removed from the west elevation, which features segmental-arched door and window openings.



84 Sussex Avenue: William Stevens House

Description:

The property at 84 Sussex Avenue is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural resource value or interest. The house was the westernmost of a row of six residential buildings commissioned by George Barton that were described as unfinished when the tax assessment roll was recorded in September 1885. By the next year, #84 Sussex was occupied by William Stevens, a 42-year-old porter.

Significance:

The William Stevens House is architecturally and contextually significant as a well-designed late 19th century residential building that is distinguished by its corner location, Queen Anne styling, and roof detailing. Located on the north side of Sussex Avenue where the street jogs at Major Street, the house is a prominent visual feature in the Harbord Village neighbourhood.

Heritage Attributes:

The heritage attributes of the building are found on the exterior walls and roof. Rising 2½ stories, the structure is faced and trimmed with brick and wood. The gable roof has cross-gables with flared eaves, shingled cladding, and window openings set in wood surrounds. A chimney rises from the west end, while the south slope has a distinctive turret with a conical roof and multiple window openings. On the principal (south) façade, a porch protects the main entrance, which is placed in a round-arched surround with a transom. A complementary round-arched window opening flanks the entry. Oriel windows with wood trim are found on the south elevation and on the west wall facing Major Street. The series of rear (north) additions to the house are not included in the Reasons for Listing.