

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



ELM COTTAGE
61 ST. NICHOLAS STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

March 2015

1. DESCRIPTION



Above: St. Nicholas Street (*Heritage Preservation Services, 2015*)
 Cover: Elm Cottage, 61 St. Nicholas Street (*Heritage Preservation Services, 2015*)

Address and Name of Property	
ADDRESS	61 St. Nicholas Street
WARD	27 Toronto Centre - Rosedale
LEGAL DESCRIPTION	PL D3 PT LOTS 8 & 9
NEIGHBOURHOOD/COMMUNITY	Bay Cloverhill
HISTORICAL NAME	Elm Cottage
CONSTRUCTION DATE	1883
ORIGINAL OWNER	Scottish Ontario and Manitoba Land Company
ORIGINAL USE	Residential
CURRENT USE*	Commercial
ARCHITECT/BUILDER/DESIGNER	Not identified
DESIGN/CONSTRUCTION	Brick-clad Bay-n-Gable type row house
ARCHITECTURAL STYLE	Picturesque/Queen Anne
ADDITIONS/ALTERATIONS	none
CRITERIA	Design/Physical, Associative and Contextual
HERITAGE STATUS	Listed on the Heritage Inventory
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	March 2015

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 61 St. Nicholas Street, 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
1797	Park Lot 9, the first lot west of Yonge Street is granted to James Buchanan Macaulay
After 1818	The Macaulay's and the Elmsley's (Park Lot 10) exchanged portions of their park lots so that both would have frontage on Yonge. The Elmsley's took the northern portion of Lots 9 and 10 which extended from College to Bloor Street.
1829	Captain John Elmsley (1801-1863) built Clover Hill on the northern portion of the Elmsley's half (today near the intersection of Bay and St. Joseph streets). He stayed in a modest log house, Barnstable Villa during the construction
1848	Elmsley, who had converted to Catholicism, donated part of his land for St. Michael's College and St Basil's church. After personally assuming a portion of the debt of St. Michael's cathedral, he began subdividing the Clover Hill property with streets named after his favourite saints.
1862	Browne's Map records the subdivision of the land and the various streets named by Elmsley including St. Alban's, St. Charles', St. Clement's, St. Joseph's, and St. Mary's Street. A narrow lane running south from Abbey Street to south of St. Alban's is St. Nicholas Street.
1883	10 row houses identified as cottages named: Beach, Birch, Spruce, Hazel, Rose, Maple, Ash, Ivy, Elm and Oak are built on the east side of St. Nicholas Street between St. Charles' and St. Mary's streets by the Scottish Ontario and Manitoba Land Company.
1884	The row houses are occupied by tenants. 61 St. Nicholas is occupied by John Loudon, a saloon keeper, age 48 and five other adults.
1922	On the death of Captain John Elmsley's daughter-in-law Nina, the last of the extensive Elmsley estate is transferred to St Michael's College. Cloverhill Hall and Elmsley Hall residences are so named to commemorate the generosity of the Elmsley family.
2015	61 St. Nicholas Street has a commercial use and is occupied by various firms of lawyers.

ii. HISTORICAL BACKGROUND

Bay-Cloverhill Neighbourhood

The property at 61 St. Nicholas Street is located on the eastern edge of the Bay Clover Hill neighbourhood, which is bound by Charles Street on the north, College Street on the south and stretches east from Yonge as far as the western boundary of Queen Park Crescent West. (*Image 1*) The neighbourhood partly originated as the northern half of two of the numerous Park Lots, granted at the time of the founding of the town of York in 1793 by John Graves Simcoe to loyal individuals, the military and clergy. The Park Lots

were long narrow plots of one hundred and two hundred acres which spanned from the first concession (Lot Street now Queen Street) to the second concession (Bloor Street – Danforth Avenue) and from the second concession to the third (St. Clair Avenue). Additional lots were granted as far north as the fourth concession (Eglinton Avenue).

In 1797, two 100-acre, park lots, 9 and 10, located between the first and second concession were granted to James Macaulay and John Elmsley, the Honourable Chief Justice, respectively. Macaulay's had the advantage of having its long edge fronting on to west side of Yonge Street. Yonge, named for Simcoe's friend and Secretary of War, Sir George Yonge, was the first northern military trail Simcoe had constructed with the establishment of the town. Simcoe's purpose was defensive: to establish a route from Lake Ontario to the upper Great Lakes. With growing stability and peace after 1812, Yonge Street developed as a strong commercial artery linking York with the villages that had grown to the north along the route. After 1818 the Macaulay and Elmsley families re-apportioned their lots so that each had frontage on Yonge Street. The Macaulay family took the land of lots 9 and 10 south of College to Queen Street and the Elmsley family took that north of College extending to Bloor. (*Image 2*)

Elmsley's son, Captain John Elmsley (1801-1863), began building Clover Hill Villa and the modest log house of Barnstable where he stayed during the villas construction in 1829. In 1837 John built Elmsley Villa on the southern portion of the property. (*Image 3*) His marriage to Charlotte Sherwood and conversion to Catholicism resulted in his donation of part of his land for St Michael's College and St Basil's church and his personal assumption of a portion of the debt of the construction of St. Michael's Cathedral in 1848. At this time he subdivided a portion of the estate towards Yonge naming the streets after his favourite saints: St. Joseph, St. Mary, St. Alban (now Wellesley), St. Clements, St. Charles, St. Nicholas and St. Thomas. (*Image 4*) He made generous donations and ultimately in 1922, the remains of his estate were left by his daughter-in-law, Nina, to St. Michael's College.

Brownville's Lane/St Nicholas Street

By 1880 Goad's Atlas indicates that the property now known as 61 St Nicholas Street was part of subdivision D3, Lot 271. (*Image 5*) Both the northern and southern portions have been developed with properties facing on to Yonge, Brownville's Lane¹ (later St. Nicholas Street) and St. Mary Street in the north and St. Charles Street in the south. The middle portion of the block on both Yonge and Brownville's Lane is empty apart from some small outbuildings.

In 1882, both the assessment rolls and the city directories identify the east side of Brownville's Lane, north of St. Charles Street as vacant lots. In May 1883, a call for tender was published in the Globe by the Scottish Ontario and Manitoba Land Company

¹ Please note that while Goad's and the City Directories records the name as "Brownville's Lane" the assessment rolls identify the street as "Brownsville Lane." By 1890 the street was known as St. Nicholas and had the current numbering.

for a block of 8 cottages on St. Nicholas Street.² No architect was listed in the tender call. By 1883 the property is identified as being owned by the Scottish Ontario and Manitoba Land Company and ten incomplete houses are recorded in September of that year and by December they are noted as vacant houses.³ In the following year, on 25 September 1884, all of the houses are recorded as having various tenants. In the assessment rolls the properties are not identified by street number but the names given to them by incised plaques in their gables. Each house was named for a tree and known as a cottage as follows: Beach Cottage, Birch Cottage, Spruce, Hazel, Rose, Maple, Ash, Ivy, Elm and Oak. In the following year the cottages were identified by numbers starting with odd numbers starting at 7 and ending with 25. By 1890, they had the current street numbers 45-63 and this corresponded to the street name changing from Brownville's Lane to St. Nicholas Street. The original occupants were tenants as the Scottish Ontario and Manitoba Land Company maintained ownership of the property. They reflect a cross section of a middle class population with ages spanning from as young as 28 and as old as 55, with households that included as few as two people and others that included two adults with 3 children and more often those that included 3 adults – two of whom remained unidentified in the assessment rolls. Occupations ranged from bookkeeper, bank clerk, travelling salesman, gardener and saloon keeper and also included one minister (Protestant) and one clergyman (Catholic) as well as two widows. Religious identification also suggested a range which additionally included Baptists, Methodists, and member of the Church of England. At Elm Cottage the tenant is identified as John Loudon, age 48, saloon keeper and 4 other adults are indicated as living on the property.

W. B. Scarth and the Scottish Ontario and Manitoba Land Company

The 1884 Atlas reflects the development of the property and also indicates that the Yonge Street side of the block has also been developed. (Image 6) A commercial block of ten shops known as the Scottish Ontario and Manitoba Land Company Stores at 664-682 Yonge Street was completed to the designs of the well-known Toronto architect, E. J. Lennox (1854-1933) in 1883.⁴ (Image 7)

The Scottish Ontario and Manitoba Land Company was created by William Bain Scarth (1837-1902). (Image 8) Born in Scotland, Scarth immigrated to Upper Canada in 1855. His first employment was with Conservative Party politicians, Isaac Buchanan, Hamilton, and Adam Hope in London and he became a friend and confidant of Sir John A Macdonald. Settling in Toronto after his marriage in 1869, he was elected the St. James Ward Alderman in 1879 and again 1882. From 1871 his business interests expanded beyond politics to timber and ship ownership and he created various companies with his

² At this time, this portion of the street was known as Brownville's Lane, but St. Nicholas Street existed as an extension of the Lane north of St. Mary Street and later south of St. Charles Street. Although the tender call is also only for 8 cottages, Goads indicates that no other blocks of cottages were constructed at this time and so it is likely this tender refers to the row now at 45-63 St. Nicholas Street. It is also possible that the extra two cottages were built on Lot 12 a portion of which may have been acquired after lots 9, 10 and 11 allowing for the additional two houses in the row.

³ The Assessment Rolls for 1884, recorded on 21 September 1883, note the ten houses as incomplete. The City Directory for 1884 which was dated 5 December 1885 records the houses as vacant.

⁴ The property was included on the City of Toronto's Heritage Inventory in 1974.

brothers and other associates. His scope expanded to include insurance, mining, railways and real estate and he became a manager of British capital in Canada. To this end in 1876 he established the North British Canadian Investment Company followed by the Scottish Ontario and Manitoba Land Company in 1879 which represented the interests of capitalists from Glasgow investing in land speculation and property development as well as cattle breeding. Their area of investment included Ontario, Manitoba and the North West. In 1884, Scarth moved to Winnipeg and, although not always successful in his campaigns to be elected to public office, was appointed Deputy Minister of Agriculture in 1895. The properties in Toronto, on St. Nicholas Street and Yonge Street, as well as the Scottish Ontario Chambers building⁵ built at 42-50 Sparks Street in Ottawa are three projects completed in 1883 by the Scottish Ontario and Manitoba Land Company before Scarth's relocation to Winnipeg. (Image 9) All of them have been included on municipal heritage inventories and the Scottish Ontario Chambers building has been designated under Part IV of the Ontario Heritage Act and included on the Inventory of Canada's Historic Places.

iii. ARCHITECTURAL DESCRIPTION

The ten houses constructed on the east side of St. Nicholas Street by the Scottish Ontario and Manitoba Land Company are rare examples of row houses of this many in number (10) constructed and still surviving in downtown Toronto. (Images 10 and 11) They are built on a standard L-shaped plan typical for semi-detached and row houses across the city in the 19th and early 20th centuries with each pair of houses sharing the spine of the 'L'. (Image 12) On lots measuring 18'10" wide by 100' deep, each house has a footprint of a 17' 10" x 28' rising two stories with a gable roof and a lower rear two-story extension of 12' x 17'. The L-shaped plan provided access to light and air for the rooms at the back of the main house and an L-shaped outdoor space creating a rear yard for each dwelling. (Image 13) Each house was set back from the street by approximately 10 feet.

The design of the houses conforms to the Bay-n-Gable type whose functionality for modest houses planned on narrow lots nonetheless resulted in achieving a pleasing complexity of massing and detail. Long lots with narrow street frontage determined the most efficient use of space would be to have a ground floor layout with the entry and a single room facing the street with a staircase, corridor and narrow second room behind and the kitchen wing with access to the yard in the rear. In elevation, the characteristic elements of the Bay-n-Gable type are that it was between two and three stories on a raised basement with, at the first floor level, a door at one side, rather than the centre of the façade, and a bay window as the other primary element. The bay window added a formal complexity to the composition while also increasing daylight and view. Further elaboration could be added through other details including the gable roof which faced the street, a verandah and a variety of windows and materials. While

⁵ The building is designated under Part IV of the Ontario Heritage Act and included on the inventory of Canada's Historic Places.

often associated with a High Victorian eclecticism, the Bay-n-Gable type could be adapted to a variety of styles.

The style of the St. Nicholas Street row houses is based in the Picturesque, an aesthetic attitude which emerged in the 18th century and was anti-classical in its love of irregularity, asymmetry, complexity and an appreciation of nature where these elements could be found. Informed by increased world travel and trade it integrated architectural styles considered exotic: Chinese, Japanese, Hindu and Islamic. It returned to the past for inspiration retrieving Gothic, Tudor and Elizabethan forms and embraced the concept of the rustic and rural as well as endorsing the regional and local. The Picturesque arose as part of the Romantic movement which informed painting, poetry, music and the decorative arts; promoting the delights of the senses and emotions over the rational. These concepts were embedded in English Country houses and their gardens in the second half of the 18th century and were developed in the 19th century by architects such as John Nash, who promoted the picturesque, exotic and rural in his work, A.W. N. Pugin, whose version of the Gothic Revival emphasized complex, irregular and functionally expressive massing, and Richard Norman Shaw whose work integrated medieval and Queen Anne architecture which featured orangish-red brick with elaborate white woodwork detailing that would be widely copied in Toronto. The writings and lectures of John Ruskin, especially with regards to the natural, the regional and respecting the past, contributed to English architectural theory of the second half of the 19th century which spread to North America, spawning local variations especially in Toronto.

The Picturesque is present in the naming of each row house as a 'cottage' combined with the name of a tree, such as "Elm Cottage," which seems to contradict their location adjacent to Yonge Street, then Toronto's busiest and most important north bound artery. (Image 14) The inclusion of the word cottage conjures up associations with a rustic life of simplicity and rural charm far away from the industrialized town which had already been denounced by critics such as Pugin, Dickens and other contemporary writers, as an environmental disaster of factories, pollution and diverse social ills. In both form and detail, the row houses on St. Nicholas Street are informed by most of the Picturesque characteristics outlined above.⁶ The bay-n-gable type, while a functionally appropriate response to a narrow urban lot size, embraces the Picturesque love of complex massing, asymmetry and irregularity which is evident on St. Nicholas Street in the off-set gable roofs, asymmetrical main entrances, projecting bays with hipped-roofs, small entry porches and combinations of paired and single windows. The orange-red colour of the brick and the elaborate wood detailing, as well as the irregular massing and gable end roof, recognizes the influence of R. N. Shaw and the Queen Anne Style.

The wood detailing, a part of the mid-late Victorian desire for embellishment and elaboration, was made economically viable through advances in wood cutting and turning machinery in the second half of the 19th century which facilitated its mass production and greater availability. It is widely evident in the row houses, decorating the varieties of roof type on each. The gable roof is trimmed with a decorative bargeboard that combines

⁶ Only the exotic, that is, the influence of architecture from the Near and Far East seems to be absent.

an abstract pattern of incised circles and paired bands with Gothic trefoils at the apex. (Image 14 as above) Large brackets with scrolled bottoms and decorative incised details support the end of the bargeboard. (Image 15) The hipped roof of the bay window is trimmed with a broad cornice with three pairs of brackets which support the soffit and frame the paired windows below. (Image 16) The tiny brackets spring in a curve to support their smaller cornices and at the sides reveal incised Gothic trefoil motifs. Several of the other bay-window roofs in the row maintain pleated copper -sheet roofs and it is likely the hipped roof at 61 St. Nicholas also had this material. The porch roofs sheltering the paired entrances have large incised brackets which in a broad and graceful curve spring away from the wall to support the outer edge of the roof which is trimmed with a decorative scallop motif. (Image 17) In the gable above the name plaques of the cottages, a circular roof vent is framed with a band of projecting brick with triangular pendants. (Image 18)

Setting

Elm Cottage is situated mid-block on St. Nicholas Street between Irwin Avenue (formerly St. Clements Street) and St. Mary Street, as one of ten row houses. (Image 19) The row is set back approximately 10' from the sidewalk providing for front gardens some of which are landscaped. At either end of the row, a laneway, appropriately named Cottage Lane, provides access to the rear yards. The set back reinforces the residential quality of the street and a row of trees has grown in front of the houses.

iv. CONTEXT

Situated one block east of Yonge Street mid-way between Wellesley and Bloor streets, the context for the ten row houses at 45-63 St. Nicholas Street is quite mixed and varied in type, height, and period. Elm Cottage and the other nine row houses on the east side of St. Nicholas Street, provide a consistent fine scale and rhythm to the street with their two story height and variation of paired gables and porches. Set back from the street they maintain the 19th century residential scale. Elsewhere in the vicinity other late nineteenth and early 20th century buildings such as the row houses at the corner of St. Nicholas and Irwin Street and the Robert Barron Stables at 81 St. Nicholas and the commercial block built by the Scottish Ontario and Manitoba Land Company at 664-682 Yonge Street maintain this character which is interspersed with later development. To the north and south of Elm Cottage, high-rise residential towers constructed since the 1960s introduce a late 20th and 21st century sense of scale and type. (Images 20 and 21) A new development on the opposite side of the street, at 50-84 St. Nicholas balanced the requirement for increased density through a low-rise four storey condominium complex with a considered response to the 1883 row houses. (Image 22) While four stories instead of two, the new complex responds to the 19th century context and Toronto's Bay-n-Gable type by incorporating projecting bays with gable roofs and sloping-roofed porches for clustered entrances. While a larger-scaled replica, it makes an effort to respect and reinforce the remarkably persistent character of this portion of St. Nicholas Street, preserving with a degree of compromise, the spatial quality of the late 19th century neighbourhood.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

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

Elm Cottage is one of ten row houses which are valued as it is rare to find as many as ten in a row in Toronto. It is also valued as a fine example of the urban Bay-n-Gable house type combined with the Picturesque and Queen Anne Styles. The Picturesque is evident in the combination of asymmetry and complex massing evident in the roofs, the bay and the porch and the name plaques which identify the houses as cottages associated with a tree species such as "Elm Cottage." The Queen Anne Style is evident in the use of orangish-red brick with a proliferation of wood detailing which embellishes the gable, the cornice and soffit of the bay window and the porch. The house is also valued for its high degree of craftsmanship represented in the range of decorative wood elements and for the high degree of preservation of these original characteristics.

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

The property has an associative value for its contribution, with the other houses in the row, to understanding the historic, social and urban development of this part of the Bay-Cloverhill neighbourhood and Toronto residential typologies of the late 19th century. It is also valued for its association with W. B. Scarth and the Scottish Ontario and Manitoba Land Company which built the ten row houses. Set up by William Bain Scarth (1837-1902) in 1879 the company represented British capital in the investment and development of property in Ontario, Manitoba and the North West. Other buildings developed by the company include the Scottish Ontario and Manitoba Land Company Stores at 664-682 Yonge Street and the Scottish Ontario Chambers Building in Ottawa. All are included on

heritage inventories and the Ottawa building is recognized on Canada's Inventory of Historic Places. W. B. Scarth immigrated from Scotland in 1885, worked for the Conservative party, served as an alderman in Toronto's St. James Ward and following his move to Manitoba, was appointed Deputy Minister of Agriculture. An entrepreneur, he was a member of various companies involved with timber, shipping and cattle breeding as well as land development.

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

Elm Cottage and its adjacent row-houses have contextual value as they are important in defining, maintaining and supporting the remaining 19th century residential character of the neighbourhood. The well-preserved row-houses with their consistent scale, massing, rhythm of bays and gables and materials, including elaborately carved and incised wood elements, contribute to this character. Other late 19th century buildings in the area include the Scottish Ontario and Manitoba Land Company stores on the other side of the block at 664-82 Yonge Street, the row houses at the corner of Irwin Street and St. Nicholas and the Robert Barron Stables to the north at 81 St. Nicholas. Elm Cottage and the row houses at 45-63 St. Nicholas are located between all three. Its built form, combined with the set back from the pavement and the tree-lined street edge, is historically, physically and visually linked to its surroundings. Set in the heart of downtown Toronto, on the back of a block facing bustling Yonge Street, 61 St. Nicholas Street, and its adjacent row houses are a remarkably preserved 19th century streetscape, essential to maintaining character of the area.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 61 St. Nicholas Street has design, associative and contextual values.

The design values are evident at 61 St. Nicholas Street, one of ten row houses, as it is a fine representative of the Toronto Bay-n-Gable house rendered in the Picturesque Queen Anne style. There are very few examples of row houses of this many in number (10) in downtown Toronto with well-preserved original details which makes these houses rare, if not unique, within the city. The row house is valued for its association with the historic development of the Bay Cloverhill neighbourhood and Yonge Street as well as the Scottish Ontario and Manitoba Land Company, created by William Bain Scarth (1837-1902). The Scottish Ontario and Manitoba Land Company built the St. Nicholas Street row houses as well as the ten stores on the east side of the block facing Yonge Street, both of which are included on the City's Heritage Inventory. The Company also constructed the Scottish Ontario Chambers building on Sparks Street, Ottawa, which is identified on the Inventory of Canada's Historic Places. Contextually the row house has value as it is historically, physically and visually linked with the Bay Cloverhill neighbourhood and the area adjacent to Yonge Street. Given the rapidly changing

character and development occurring along the Yonge Street corridor, the presence of this row house and the adjacent row is increasingly significant for maintaining the late 19th century scale and character of this part of Toronto.

The design values are evident at 61 St. Nicholas Street, one of ten row houses, as a fine representative of the characteristic Toronto Bay-n-Gable house rendered in the Picturesque Queen Anne style. There are very few examples of row houses of this many in number (10) in downtown Toronto with original details in such a good state of preservation which makes these houses rare, if not unique, within the city. The row house is valued for its association with the historic development of the Bay Cloverhill neighbourhood as well as the Scottish Ontario and Manitoba Land Company, created by William Bain Scarth (1837-1902). The Scottish Ontario and Manitoba Land Company built the St. Nicholas Street row houses as well as the ten stores on the east side of the block facing Yonge Street, both of which are included on the City's Heritage Inventory. They also constructed the Scottish Ontario Chambers building on Sparks Street, Ottawa, which is identified on the Inventory of Canada's Historic Places. Contextually the row houses have value as they are historically, physically and visually linked with the Bay Cloverhill neighbourhood and the area adjacent to Yonge Street. Given the rapidly changing character and development occurring along the Yonge Street corridor, the presence of this row is increasingly significant for maintaining the late 19th century scale and character of this part of Toronto.

5. SOURCES

Archival Sources

Assessment Rolls (City of Toronto Archives)

Browne, H. J., *Plan of the City of Toronto*, 1862. (City of Toronto Archives)

Cane, James, *Topographical Map of the City and Liberties of Toronto*, 1842. (City of Toronto Archives)

Chewett, J. G., *City of Toronto and Liberties*, map, 1834. (City of Toronto Archives)

City Directories (City of Toronto Archives)

Goad's Atlases, 1880-1924 (City of Toronto Archives)

The Dominion Short-Horn Herd Breeder's Association. *The Dominion Short-Horn Herd Book*. Toronto, 1893.

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Dictionary of Canadian Biography: W. B. Scarth

http://www.biographi.ca/en/bio/scarth_william_bain_13E.html accessed 25 March, 2015

Google Map – 664 Yonge Street, September 2014.

https://maps.google.ca/maps?q=664+Yonge+Street&bav=on.2.or.&bvm=bv.89381419.d.aWw&biw=1772&bih=881&dpr=1&um=1&ie=UTF-8&sa=X&ei=WWYUVbD1FpOZyATNm4DYCQ&ved=0CAYQ_AUoAQ&output=classic&dg=brw accessed 26 March 2015.

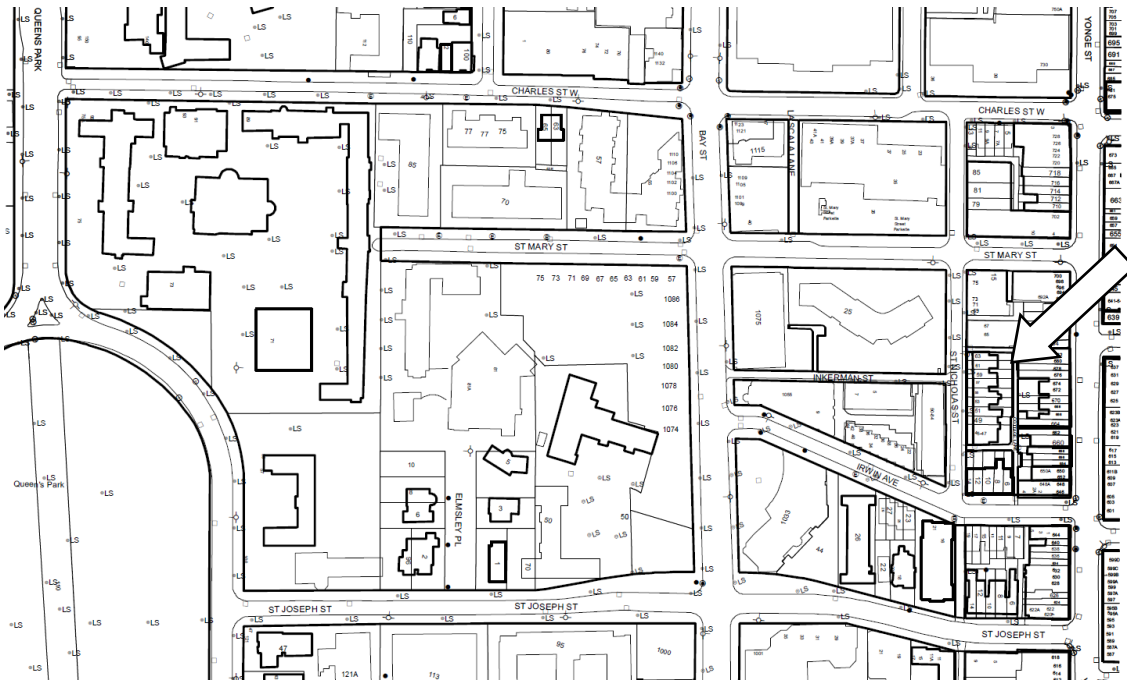
Canada's Historic Places (The Scottish Ontario Chambers Building)

<http://www.historicplaces.ca/en/rep-reg/image-image.aspx?id=4623#i1> accessed 25 Mar 2015

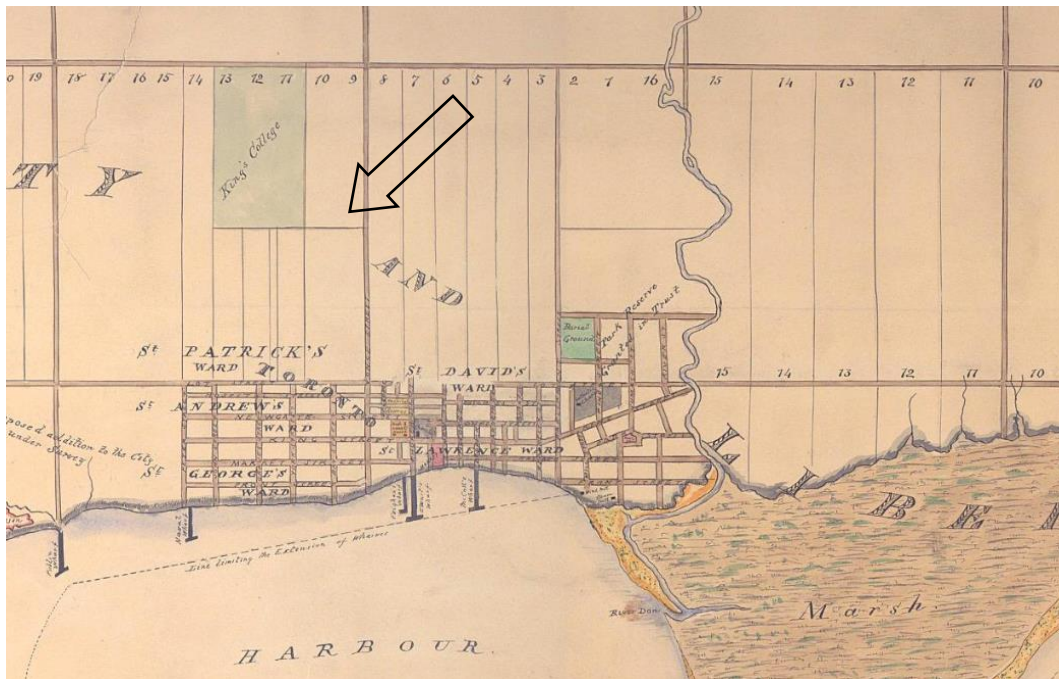
TO Built (re: 664 Yonge St)

http://www.tobuilt.ca/php/tobuildings_more.php?search_fd3=3142 accessed 25 Mar 2015

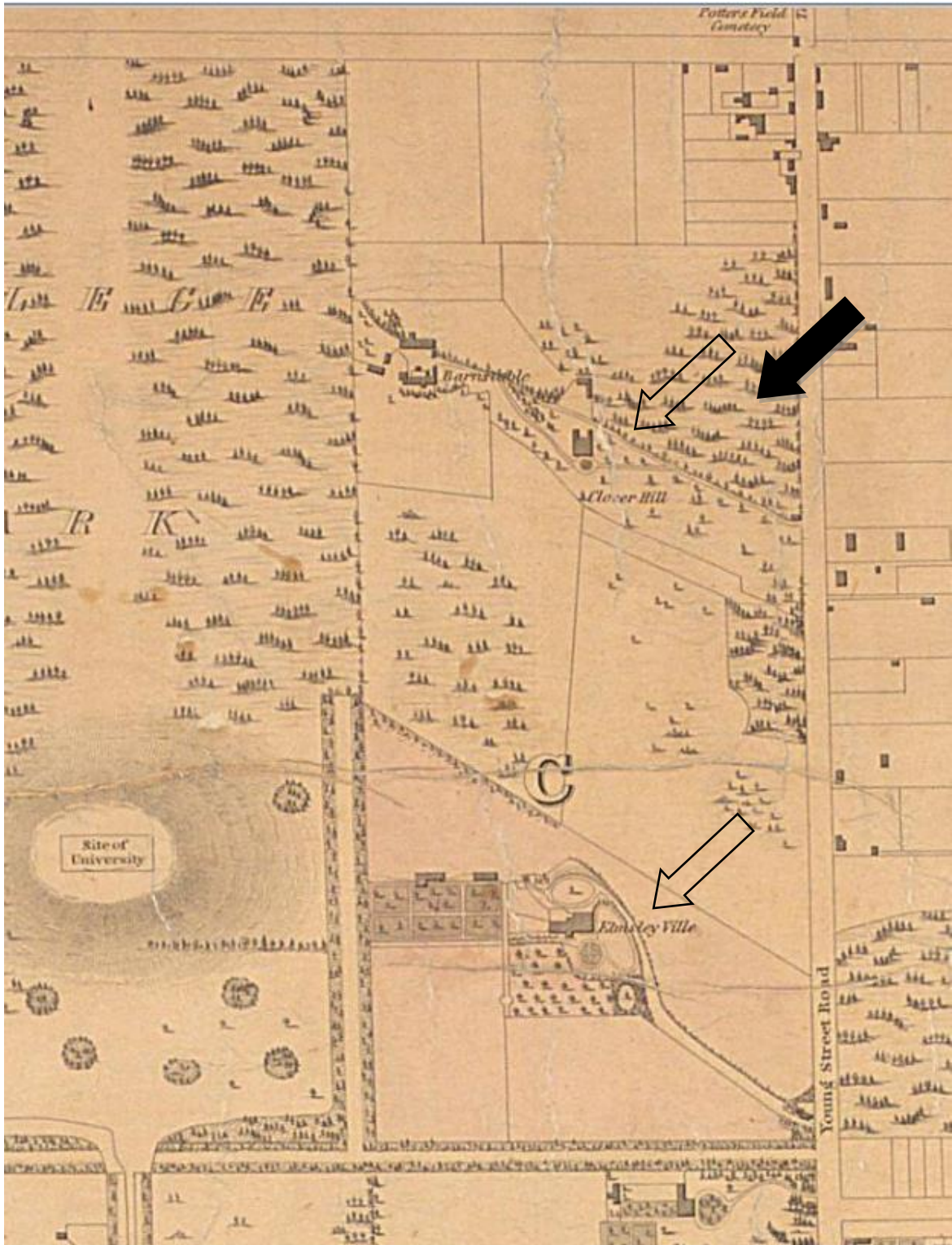
6. IMAGES: the **arrows** mark the location of the subject property



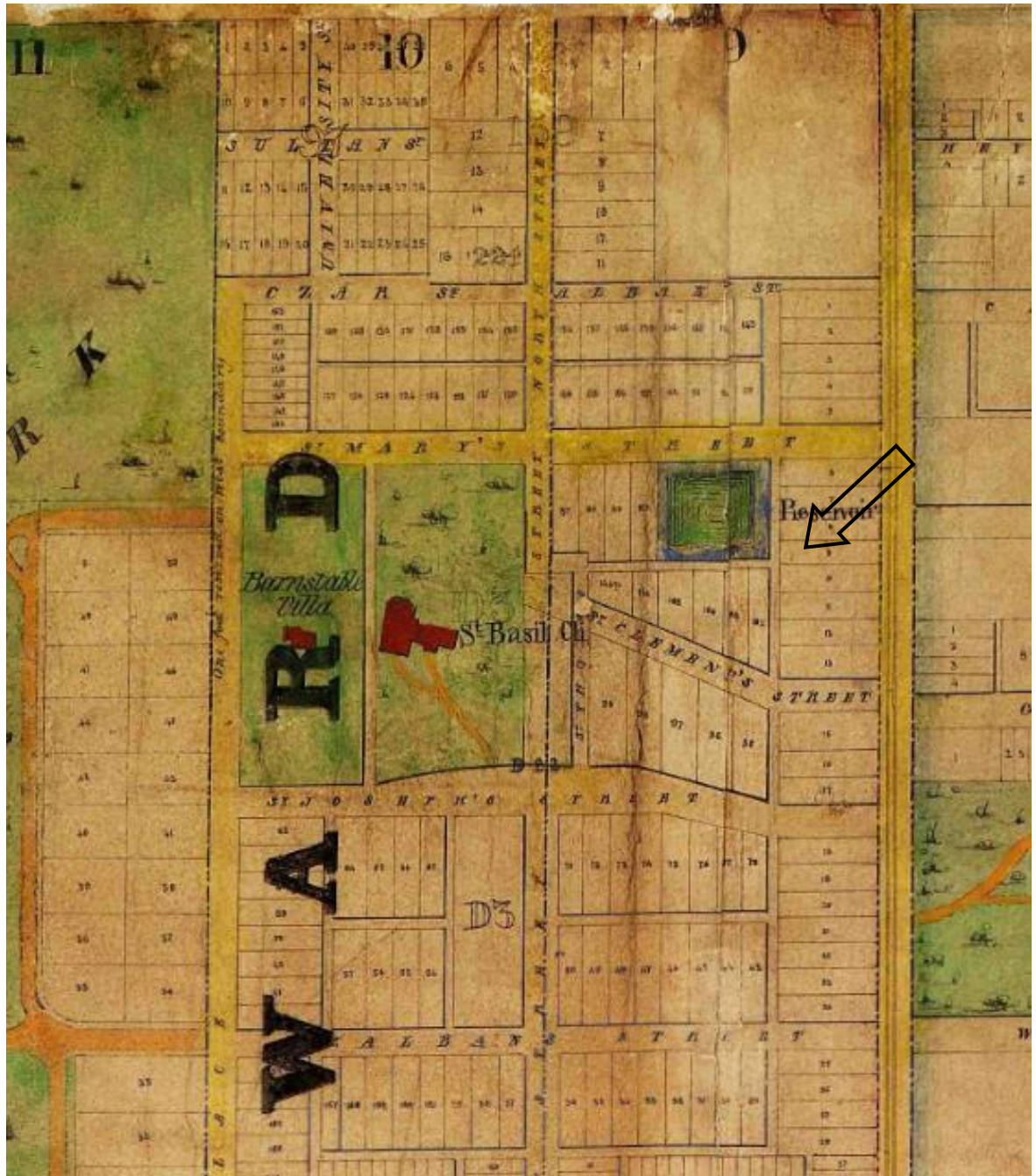
1. City of Toronto Property Data Map: showing the location of the subject property on the northwest corner of Yonge and St. Mary streets



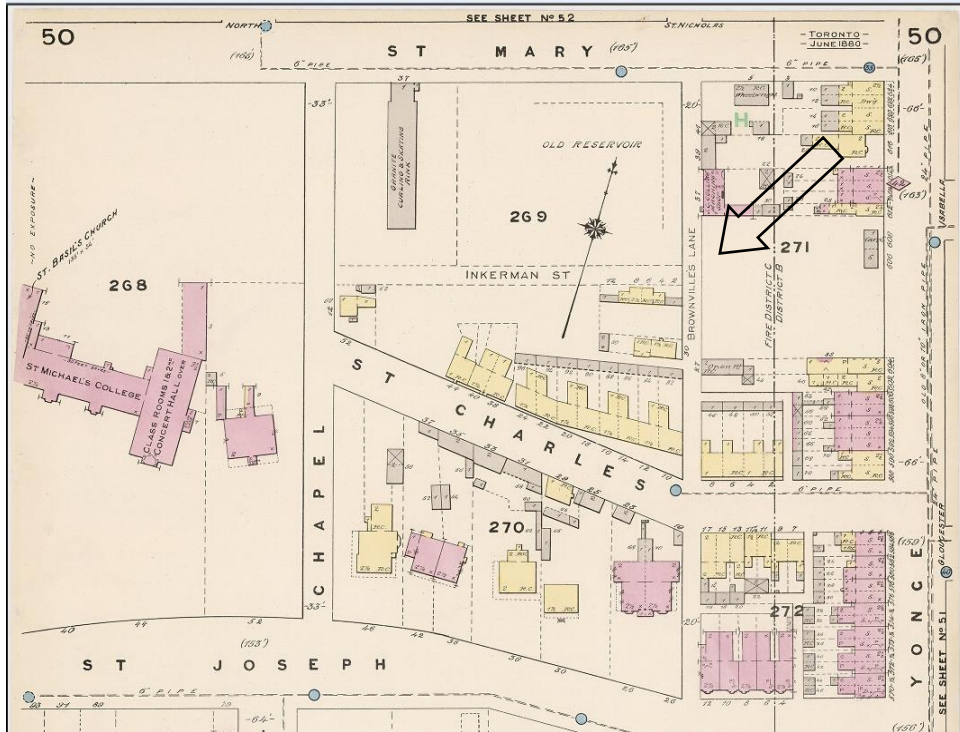
2. City of Toronto and Liberties (detail), J G Chewett, 1834 showing, to the west of Yonge Street, Lots 9 and 10 joined and subdivided on an east-west axis which is College Street. (Ng)



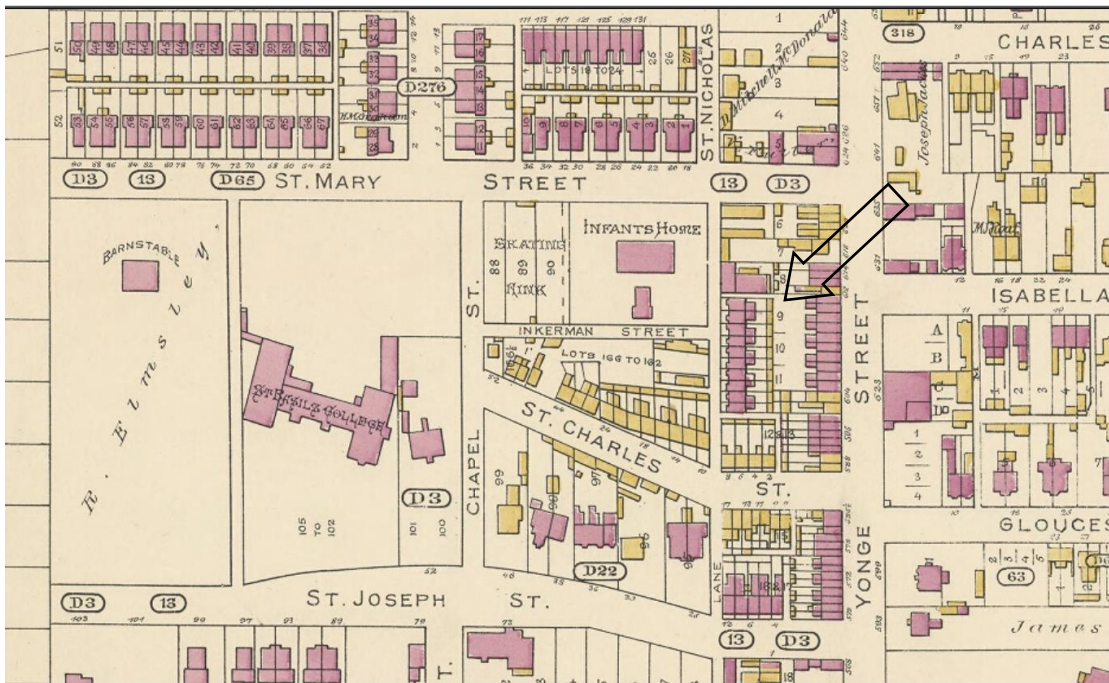
3. Topographical Map of the City and Liberties of Toronto (detail), Cane, 1842: showing Yonge and College meeting with diagonal routes to Elmsley Villa just to the north and Clover Hill and Barnstable Villa beyond. The solid arrow marks the subject property. (*City of Toronto Archives*)



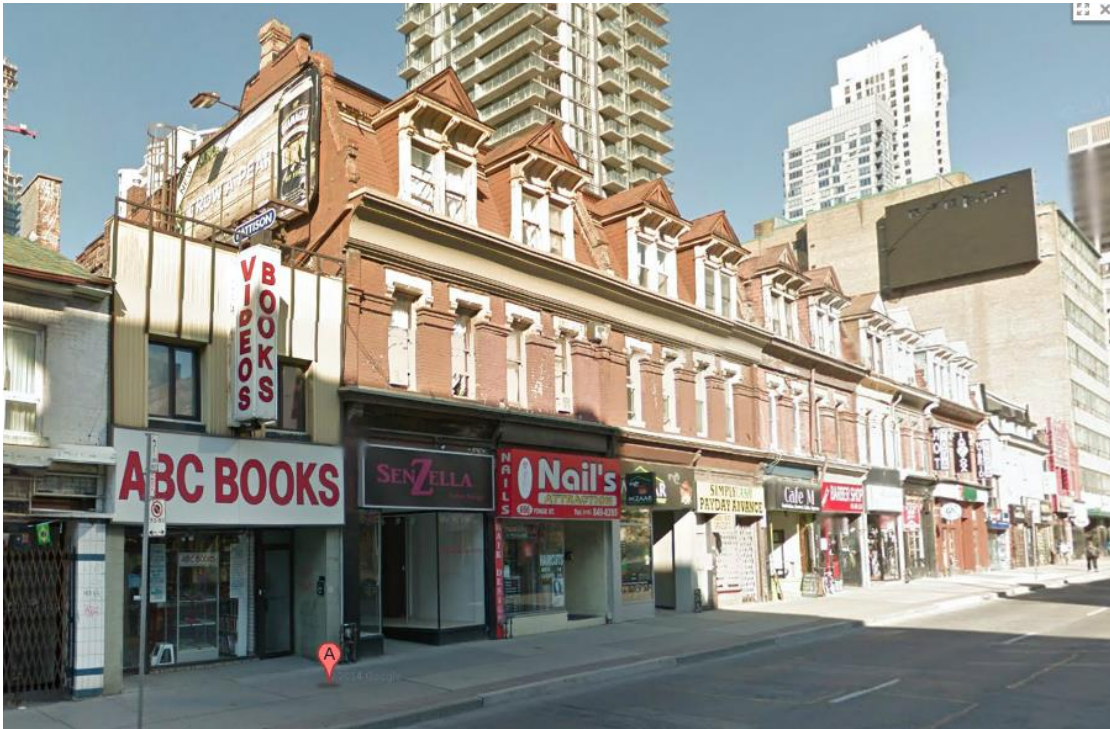
4. Plan of the City of Toronto, Browne, 1862 (detail): showing the subject property with an arrow and Yonge Street as the un-named yellow artery at the right below the arrow. St Basil's church has replaced Clover Hill. Note the streets: St. Clements', St. Joseph's, St. Alban's and St. Mary's. St. Nicholas Street is the narrow lane to the west of Yonge running from south of St. Alban's north to St. Mary's Street. (*City of Toronto Archives*)



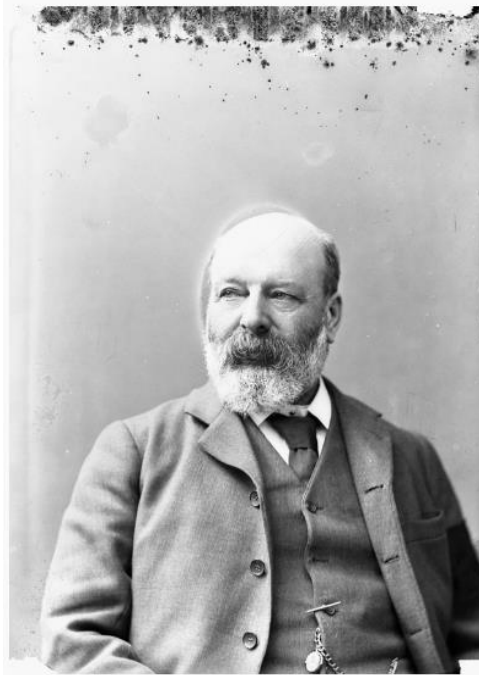
5. Goad's Atlas, 1880: showing the empty lot (identified as 271) in the middle of the block surrounded by Yonge, St. Mary, St. Charles Streets and Brownville's Lane. Note that the street extending Brownville's Lane north of St. Mary's is identified as St. Nicholas Street.



6. Goad's Atlas, (detail) 1884:. Showing the construction of the ten row houses on the east side of Brownville's Lane (Lots 9-12 of sub-division D3) and the construction of the Scottish Ontario and Manitoba Land Company Stores, 664-680 Yonge Street.



7. Scottish Ontario and Manitoba Land Company Building, 664-682 Yonge Street: showing commercial block constructed on Yonge Street at the same time as the row houses behind on Brownville's Lane. (*Google, September 2014*)



8. William Bain Scarth (1837-1902):
(*Dictionary of Canadian Biography*)



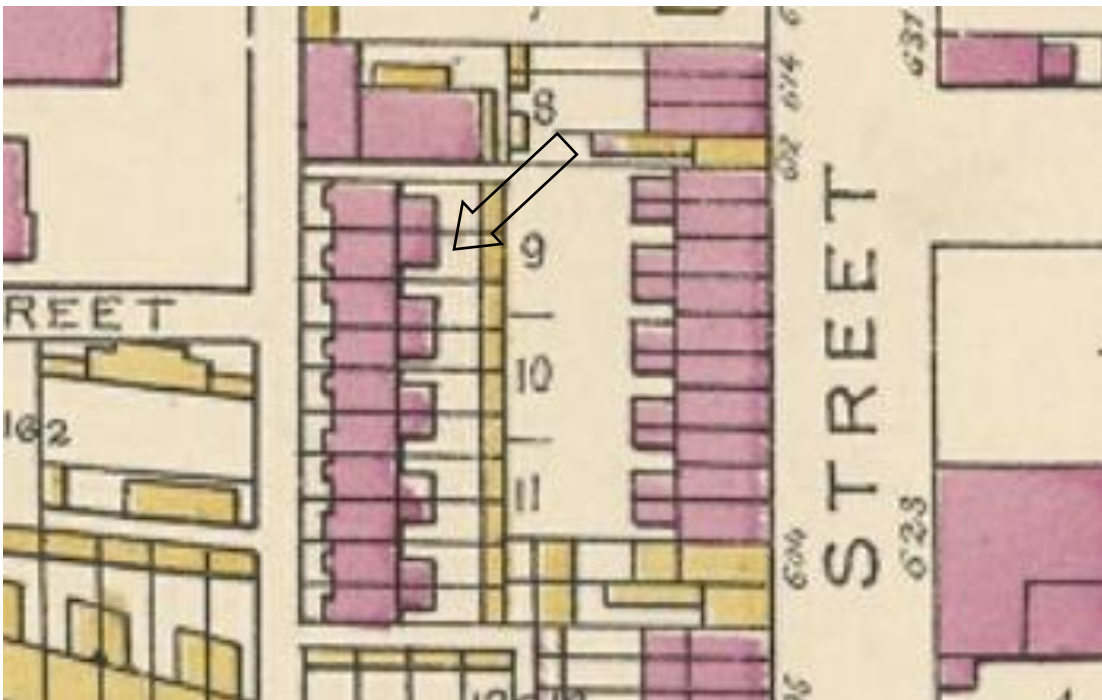
9. Scottish Ontario Chambers, 42-50 Sparks Street, Ottawa: also constructed by the Scottish Ontario and Manitoba Land Company in 1883, architect William Hodgson. (*Google, August 2014*)



10. 45-63 St. Nicholas Street: showing the row of houses, looking north on St. Nicholas Street. (*Heritage Preservation Services, 2015*)



11. 51-63 St. Nicholas Street: showing the row of houses, with their front gardens looking south on St. Nicholas Street. (*Heritage Preservation Services, 2015*)



12. Goad's Atlas,(detail) 1884:. Showing the layout of the block with the ten row houses with front yard set-backs, their L-shaped plans, with lower rear extensions and yard space with wooden outbuildings. The arrow marks No. 61. (*City of Toronto Archives*)



13. 57-63 St. Nicholas Street: showing the rear two story additions and the L-shaped massing of the houses. (*Heritage Preservation Services, 2015*)



14. Elm Cottage, gable roof bargeboard detail. (*Heritage Preservation Services 2015*)



15. Elm Cottage, scroll bracket detail supporting the gable bargeboard: showing the carved and incised decorative details. (*Heritage Preservation Services, 2015*)



16. Elm Cottage, bay window roof: showing the details of cornice, soffit and brackets with incised Gothic trefoil motif: (*Heritage Preservation Services, 2015*)



17. Oak and Elm Cottage, porch detail: showing the curved wood brackets with their machine-tooled and incised details supporting the roof, the decorative scalloped edge and the brick headers over the doors. (*Heritage Preservation Services, 2015*)



18. Elm Cottage, gable detail: showing the roof vent above the name plaque with the decorative brick trim with triangular pendants. (*Heritage Preservation Services, 2015*)



19. 53-63 St. Nicholas Street: showing the setting of the row houses with their set back from the side walk, small sometimes landscaped front yard, raised entry level and the row of trees. (*Heritage Preservation Services, 2015*)



20. St. Nicholas Street looking south; showing the new development on the right and the new high-rise towers beyond. (*Heritage Preservation Services, 2015*)



21. St. Nicholas Street looking north: showing the new condominium development on the left and the 1883 row houses on the right with high-rise towers beyond. *(Heritage Preservation Services, 2015)*



22. 50-84 St. Nicholas Street: showing the new condominium development with its four storey height and elements from the 1883 row houses including the gables, bays and sloping roof porches and small setback for landscaping and trees. *(Heritage Preservation Services, 2015)*