

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



WILLIAM SEXTON HOUSES
54A, 56 AND 58 SCOLLARD STREET AND 1315 BAY STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

May 2016

1. DESCRIPTION



Above: showing, from right to left, the row houses at 54A, 56 and 58 Scollard, with the westernmost portion (left) identified as 1315 Bay Street; cover: the William Sexton Houses on the northeast corner of Bay and Scollard streets (Heritage Preservation Services, April 2016)

54A, 56 and 58 Scollard Street and 1315 Bay Street: William Sexton Houses	
ADDRESS	54A, 56 and 58 Scollard Street and 1315 Bay Street (northeast corner of Scollard and Bay streets)
WARD	Ward 27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 179Y, Lots 73 and 74
NEIGHBOURHOOD/COMMUNITY	Yorkville
HISTORICAL NAME	William Sexton Houses
CONSTRUCTION DATE	1890
ORIGINAL OWNER	William Sexton, builder
ORIGINAL USE	Residential (four-unit row houses)
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	William Sexton, builder
DESIGN/CONSTRUCTION	Brick cladding with brick, stone, wood and slate detailing
ARCHITECTURAL STYLE	Queen Anne Revival
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Listed on the City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	May 2016

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street and applies evaluation criteria to determine whether they merit 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
1829 June	John Elmsley sells “Block 4” in Lot 21 in Concession 2 to Francis Collins, a printer, whose son and namesake inherits it five years later
1853 Jan	The Village of Yorkville is incorporated
1856 Oct	Collins registers Plan 179Y on Block 4, where Scollard Street is named for his former guardian, banker Maurice Scollard
1860 Oct	Francis Collins sells adjoining Lots 73 and 74 under Plan 179 to Thomas Paton
1869 Aug	Elizabeth Armstrong purchases Lots 73 and 74, where a building is thereafter erected and occupied by John Armstrong, a grocer, followed by Robert Armstrong, a shoemaker
1876 June	Robert Armstrong sells the property to Andrew Tingle, who rents the site to a series of tenants
1883 Jan	The City of Toronto annexes Yorkville as St. Paul’s Ward
1883 Sept	In the first assessment for St. Paul’s Ward, Tingle owns and rents out a “1½-storey rough cast (stucco)” building on the northeast corner of Scollard Street and Ketchum Avenue (present-day Bay Street)
1884	The first Goad’s Atlas covering Yorkville shows a single building on the northeast corner of Scollard Street and an unlabelled street (afterward Ketchum Avenue)
1889 Nov	Following two changes in the ownership of Lots 73 and 74, William Sexton, a contractor, purchases the sites
1889 Dec	Sexton is issued building permit #736 for “four attached 2-storey-and-attic brick-fronted dwellings” on the corner of Scollard Street and Ketchum Avenue
1890 Mar	Sexton separately mortgages the four allotments (another indication of building activity)
1890 Sept	According to the tax assessment rolls, Sexton’s houses are in place and numbered at 54½, 56, 56½ and 58 Scollard (the easterly unit remains vacant when the assessment is recorded)
1890	The update to Goad’s Atlas illustrates the four-part row houses without the brick cladding (no changes to the site are recorded on updates to the atlases at the close of the 19 th century and the opening of the 20 th) ¹
1891 Apr	William Sexton transfers Lots 73 and 74 to Elizabeth Sexton, who immediately sells the sites

¹ This was likely an oversight on the atlas, as there was no rise in the assessed value of the properties between the updates to the atlases from 1890 to 1912 to suggest that the buildings were reclad after their original construction

1892 Apr	Frederick Walker acquires Lots 73 and 74 with the four row houses, and continues to rent them to a series of tenants
1901 May	Walker relinquishes the properties to the Imperial Loan Company, which sells the four houses individually over the next six months
1912	Goad's Atlas for 1910 is updated and illustrates the subject buildings as brick-clad (however, the westernmost house is not shown)
1920	Bay Street is extended north to Davenport Road on an alignment that includes Ketchum Avenue and results in the demolition of the houses on the northwest corner of Scollard, opposite the subject properties
1974 Mar	The properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street are listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register)

ii. HISTORICAL BACKGROUND

Yorkville

The properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street are located in Yorkville, which originated as an independent community prior to becoming the first municipality annexed by the City of Toronto in 1883. Nearly a century earlier (1793) when Toronto was founded as the Town of York, the area between present-day Bloor Street and Eglinton Avenue was subdivided into 100-acre farm lots that were accessed along concession lines and side roads. Yonge Street was surveyed during the same period as the main route from York to the northern hinterland, although portions of the road remained impassible for many years. An inn (the future Red Lion) was established on Yonge, north of the first concession line (Bloor) in the early 19th century and later became a popular hostelry for travellers passing through a toll gate near the intersection. On the northwest corner of Yonge and Bloor, York's first non-denominational cemetery opened in 1826 as the York General Burying Ground (commonly known as Potter's Field, it was marked on Cane's map of 1842, which is attached as Image 2). However, by the 1830s the first brick yards and breweries were operating in the ravine and along the watercourse that crossed Yonge Street north of Bloor, resulting in the subdivision of the adjacent lands for housing, shops and services.

By the mid-19th century, the steady development of the hamlet on Toronto's northern border was facilitated by an omnibus running directly from the Red Lion to Toronto's St. Lawrence Market. Incorporated as the Village of Yorkville in 1853, the community's official boundaries were set at present-day Bloor Street, Sherbourne Street, Walker Avenue and a line near Bedford Road.² Yorkville's population doubled between 1851 and 1861 and, during the latter year, the introduction of the first horse-drawn street railway offered more reliable access. Yorkville boasted 5000 residents in 1881, two years prior to its annexation by the neighbouring City of Toronto.

² As shown on historical maps and atlases, Yorkville's boundaries encompassed parts of today's South Rosedale and the East Annex

During the 20th century as a Toronto neighbourhood, Yorkville evolved from a stable residential community to a primary cultural and commercial destination in the city. Beginning in 1920, Bay Street was extended north to Davenport Road by linking several residential streets and demolishing buildings in the thoroughfare, including parts of Yorkville. Other buildings on Yonge and Bloor streets in the community were removed during the widening of the roads and replaced by the first large-scale developments occupied by insurance companies and medical practitioners. This activity drew small-scale proprietors into the Yorkville neighbourhood where much of the residential building stock was converted to commercial uses. The decline of the area after World War II made it an affordable enclave for artists. In the 1960s (when the construction of the subway line along Bloor Street resulted in further redevelopment), Yorkville was a beacon for Toronto's music scene and "hippie culture". The following decade witnessed the community's transformation into a high-end shopping destination, supported by the conversion of remaining residential buildings into shops or their replacement by low-scale mixed use developments that included York Square and Hazelton Lanes. Part of Yorkville was designated as one of Toronto's first heritage conservation districts in 2002. Prior to this in the 1970s, individual properties were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register), including the subject sites at 54A, 56 and 58 Scollard Street and 1315 Bay Street and their neighbour at 54 Scollard Street.³

The historical maps and atlases and other images found in Section 6 below trace the historical development of Yorkville and the William Sexton Houses.

William Sexton Houses

The properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street are located on part of Township Lot 21 in Concession 2 from the Bay, which was granted to military veteran and politician, David William Smith in 1798. The acreage was immediately sold to John Elmsley, the Chief Justice of Upper Canada, whose family began disposing portions of the land in the 1820s. Francis Collins, a printer, acquired "Block 4" in Lot 21 in 1829, which was inherited by his son and namesake five years later. Following the incorporation of the Village of Yorkville (1853), Francis Collins, Jr., registered Plan 179Y on part of his allotment, naming "Scollard Street" for Toronto banker, Maurice Scollard, his former guardian (Image 8).

Several lots on the north side of Scollard Street, east of present-day Bay Street, were first acquired by Thomas Paton in 1860, who sold adjoining Lots 73 and 74 to Elizabeth Armstrong by the close of that decade. According to the tax assessment rolls, a building was in place on the northeast corner of Scollard Street and Ketchum Avenue (later extended as present-day Bay Street) by 1871 and first occupied by John Armstrong, a grocer, followed by Robert Armstrong, a shoemaker. After Yorkville was annexed by the City of Toronto in 1883, the inaugural assessment rolls for St. Paul's Ward described the

³ The Robert Ballantyne House (1875) at 54 Scollard was Included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974

property (then numbered as “52” Scollard) as a 1½-storey rough cast (stucco) building, which was illustrated on the first Goad’s Atlas (1884) showing the neighbourhood (Image 4).

In 1889, William Sexton, a Toronto contractor, purchased Lots 73 and 74 and was issued a building permit for “four attached 2 storey and attic brick-fronted dwellings, corner of Scollard and Ketchum” (Image 9). The dwellings were in place prior to the recording of the assessment roll in September 1890, which indicated that the easternmost unit at present-day 5A Scollard stood vacant, with the other units containing tenants. Sexton’s family sold the properties in 1891, and the subsequent owners continued to rent them until the Imperial Loan Company acquired the tract in 1901. At this time, the four properties were sold individually to Hugh Scott, a labourer (present-day 54A Scollard), Lavinia Blakely, a married woman (present-day 56 Scollard), Charles Quakenbush, a railway conductor (present-day 58 Scollard), and Peter A. Wilson, a streetcar operator (present-day 1315 Bay Street). Following the sales, Wilson’s residence at present-day 1315 Bay Street was identified as “1/2 (sic) Ketchum.”⁴ Apart from the row house at present-day 56 Scollard, which continued to be rented, the properties were occupied by their owners.

Following plans dating to a decade earlier, in the early 1920s Bay Street was extended from Queen Street north to Davenport Road by widening and joining a series of residential streets from Terauley Street on the south to Ketchum Lane in Yorkville (Image 10). This realignment resulted in the demolition of numerous buildings and divided Yorkville into two parts from Yonge Street to Bay Street, and from Bay Street to Avenue Road. While the house form buildings on the northwest corner of Scollard and Bay Street were removed, the William Sexton Houses not only survived, but thereafter were linked to one of Toronto’s best-known streets.

The William Sexton Houses remained in residential use until the late 20th century when most of the buildings on Scollard Street between Yonge and Bay streets were replaced. Changes to the subject properties for commercial purposes included a rear addition to 1315 Bay Street in 1975, and the lowering of the first-floor window openings on 56 Scollard five years later. The William Sexton Houses were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street are found on the cover and in Section 6 of this report. The William Sexton Houses reflect Queen Anne Revival styling, which was one of the most extravagant architectural styles that marked the end of the Victorian era. Devised in Britain by architect Richard Norman Shaw and his contemporaries, the style was inspired by 16th and 17th century buildings that blended features from Gothic and Renaissance architecture. When the Queen Anne Revival was introduced to Canada it was adapted “to our climate, materials,

⁴ Additional renumbering followed, as shown on the atlases attached as Image 7

landscape and culture.”⁵ The William Sexton Houses display the mixture of medieval and classical elements that include the square and multi-sided towers, the monumental south gable with the decorative woodwork, the expansive bay window that is surmounted by a shingled jetty, and windows trimmed with pediments. The varied rooflines and materials are also indicative of the Queen Anne Revival.

The William Sexton Houses rise three stories above a stone base with window openings. The row houses share a hipped roof with firebreaks with chimneys on the east and west ends and in the centre (the east chimney has been replaced). The buildings are clad with red brick and trimmed with brick, stone, wood and slate.

On the principal (south) elevation, the east and west corners are marked by three-storey towers, with a square tower with a four-sided pyramidal roof on the east end and a multi-sided tower with an octagonal roof marking the west end adjoining Bay Street. Between the towers, the south elevation is highlighted by a wide three-sided bay window that is surmounted by a projecting jetty with shingled cladding and wood brackets. Above the jetty, an oversized gable displays wood bargeboard and a king post. The entrances to the two easternmost row houses (54A and 56 Scollard) are placed side-by-side in the first storey between the southeast tower and the bay window. The single entrance to 58 Scollard adjoins the southwest tower. The door and window openings on the south elevation are flat-headed with transoms, with two-part windows in the first-floor bay window and the second-storey jetty, and a trio of narrow window openings marking the third storey of the southeast tower. The original two-part opening in the apex of the gable has been replaced, but is visible in the archival photographs attached as Image 13.

The east elevation of 54A Scollard with the firebreak wall is visible above the neighbouring house form building at 54 Scollard Street. Overlooking Bay Street, the west elevation has flat-headed and round-arched window openings, as well as the entrance to 1315 Bay in a round-arched door opening. The rear (north) elevations of the row houses and the single-storey rear north wing are not identified as heritage attributes.

iv. CONTEXT

The location of the properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street is shown on the map attached as Image 1. The William Sexton Houses are found on the northeast corner of Bay and Scollard streets where they face south onto Scollard and the west end of the group adjoins Bay Street. To the east, the row houses are placed beside the Robert Ballantyne House (1875) at 54 Scollard, which is also listed on the City of Toronto’s Heritage Register. Further east, a single detached house form building at 32 Scollard adjoins a group of row houses at 22-30 Scollard, which have been substantially altered. The remainder of Scollard Street from Yonge to Bay streets has been redeveloped. The west part of Scollard between Bay Street and Hazelton Avenue contains a collection of primarily late 19th century house form buildings that are part of the Yorkville-Hazelton Heritage Conservation District. Southeast of the William Sexton

⁵ Maitland, 43

Houses, the Yorkville Fire Hall (1890) and the Yorkville Public Library (1907) on Yorkville Avenue are local landmarks that are recognized on the City of Toronto’s Heritage Register.

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

Well-crafted Example of a Style and Type – The properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street have design value as they contain well-crafted late 19th century row houses with the Queen Anne Revival styling that was popular during the High Victorian era. The variety of materials, the intricate rooflines, and the mixture of design elements identified with the Queen Anne Revival are displayed on the William Sexton Houses, including the distinctive corner towers that are separated by a medieval-inspired jetty.

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

Community - The William Sexton Houses are valued for their historical association with the evolution of Yorkville as the first independent municipality annexed by the City of Toronto in 1883. The properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street represented the second generation of buildings constructed in Yorkville after it became a city neighbourhood.

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

Surroundings – Contextually, the value of the properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street is through their historical, visual and physical relationship to their surroundings adjoining the corner of Scollard and Bay streets in Yorkville. The William Sexton Houses anchor the northeast corner of the intersection where they survived after Bay Street was extended north through Yorkville, resulting in the division of the community into two sections. The properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street are the best preserved of the last surviving former residential buildings on Scollard Street between Yonge and Bay streets where, with their corner setting, they remain highly visible.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street have cultural heritage value. The William Sexton Houses (1890) are well-crafted examples of late 19th century row houses with Queen Anne Revival styling that reflect the evolution of Yorkville from an independent municipality to a city neighbourhood where they are historically, visually and physically linked to their setting that anchors the northeast corner of Scollard Street and Bay Street.

5. SOURCES

Archival Sources

Abstract Indices of Deeds, Lot 21, Concession 2 from the Bay, and Plan 179Y, Lots 73-74
Archival Photographs, City of Toronto Archives and Toronto Historical Board (individual citations in Section 6)

Assessment Rolls, City of Toronto, St. Paul's Ward, 1884-1891, and Ward 3, Division 3, 1892 ff.

Assessment Rolls, Village of Yorkville, 1851-1883

Browne, Map of the Township of York, 1851

Building Permit #756, December 31, 1889, City of Toronto Archives

Building Records, City of Toronto, Toronto and East York

Cane, Topographical Plan of the City and Liberties of Toronto, 1842

City of Toronto Directories, 1850 ff.

Decennial Censuses of Canada, 1861-1901

Goad's Atlases, 1884-1923

James, Map of the Village of Yorkville and Vicinity, 1877

Liddy, Incorporated Village of Yorkville, 1852

Miles and Company, Illustrated Historical Atlas of the County of York, 1878

Underwriters' Survey Bureau Atlases, May 1921 revised to January 1943, and
May 1965

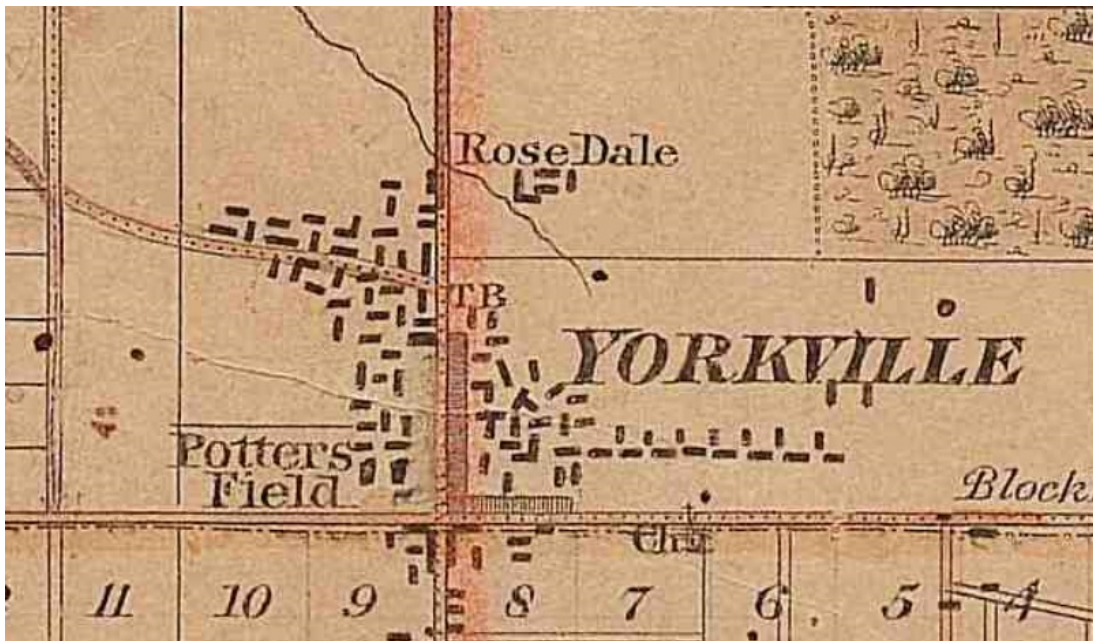
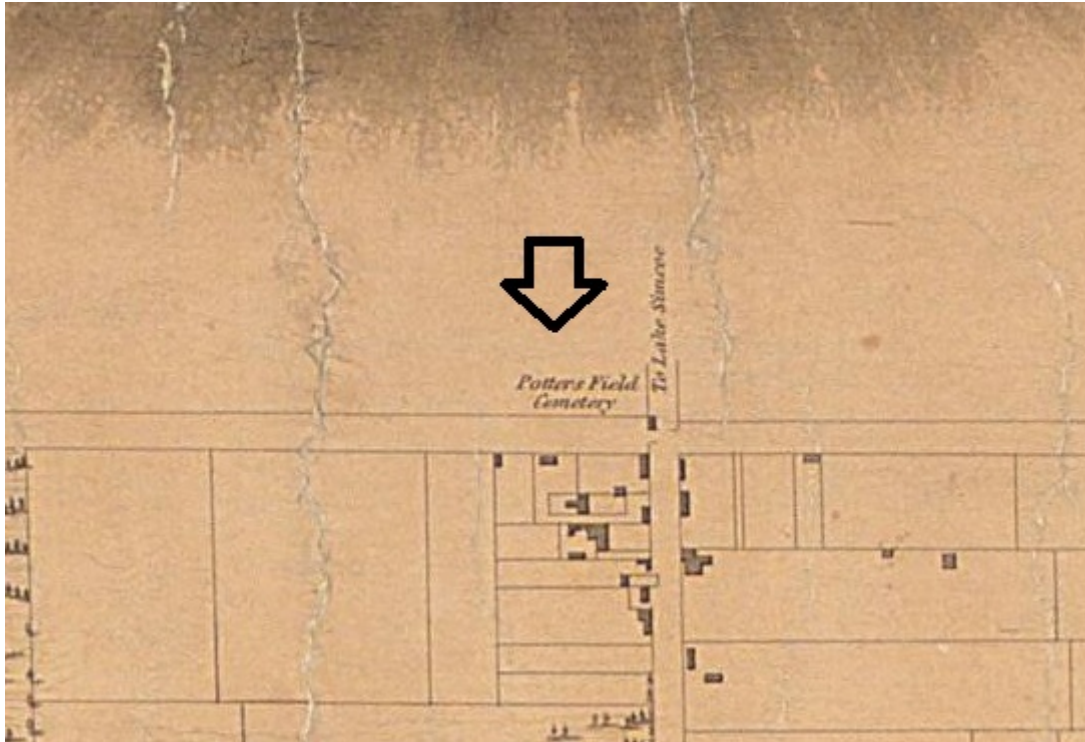
Secondary Sources

- Arthur, Eric, Toronto: No Mean City, 3rd ed., revised by Stephen A. Otto, 1986
- Blumenson, John, Ontario Architecture, 1990
- Cruikshank, Tom, and John De Visser, Old Toronto Houses, 2002
- Hutcheson, Stephanie, Yorkville in Pictures, 1979
- Lumsden, Liz, The Estates of Old Toronto, 1997
- Maitland, Leslie, "Queen Anne Revival," The Canadian Collector, January-February 1986
- Maitland, Leslie, The Queen Anne Revival Style in Canadian Architecture, 1990
- McHugh, Patricia, Toronto Architecture: A City Guide, 2nd ed., 1989
- Metropolitan Toronto: Past and Present, 1973, unpagged

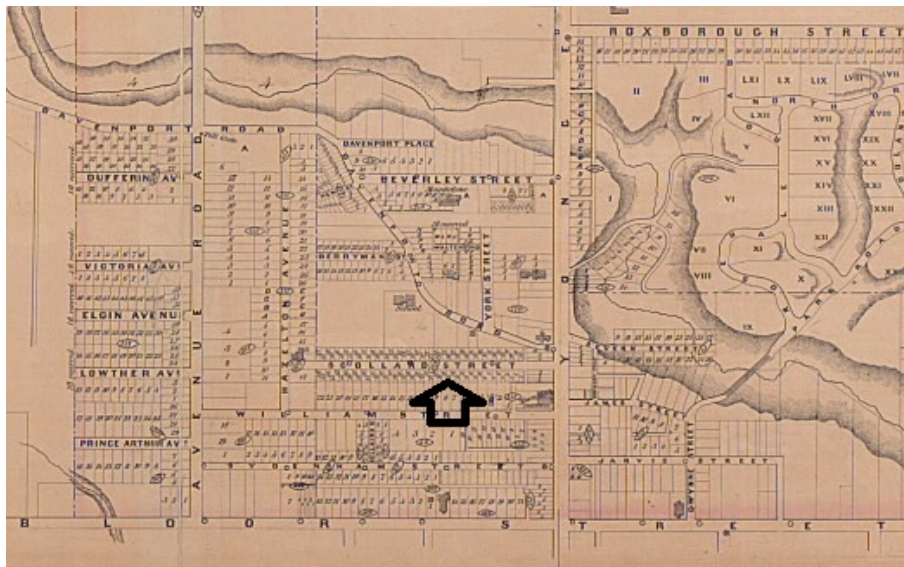
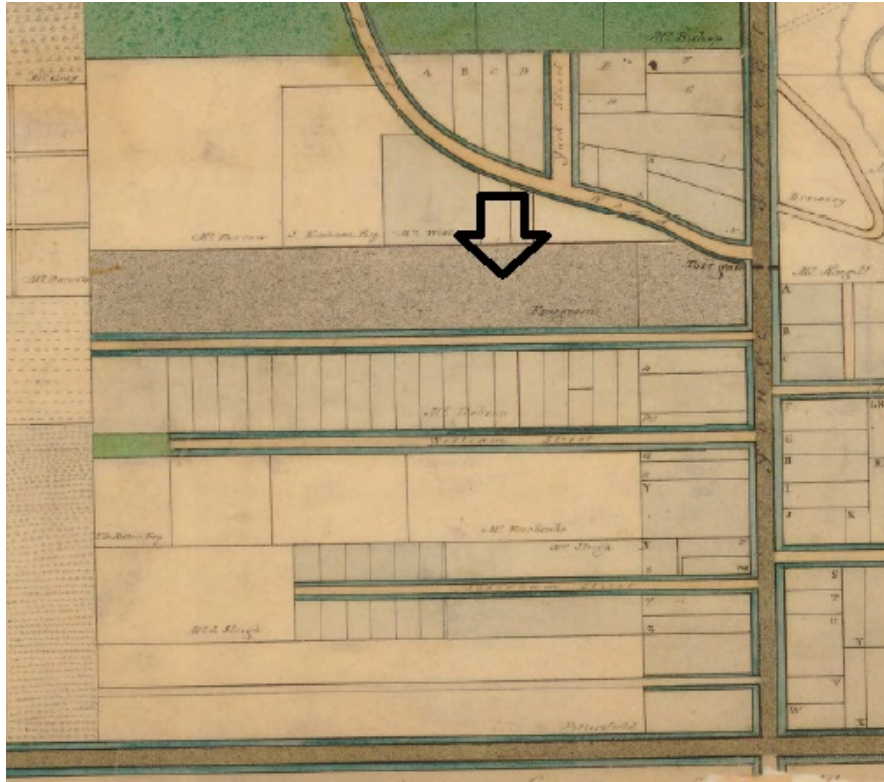
6. IMAGES – location maps are followed by historical maps and atlases and other archival images. The **arrows** mark the location of the subject properties at 54A, 56 and 58 Scollard Street and 1315 Bay Street. All maps are oriented with north on the top.



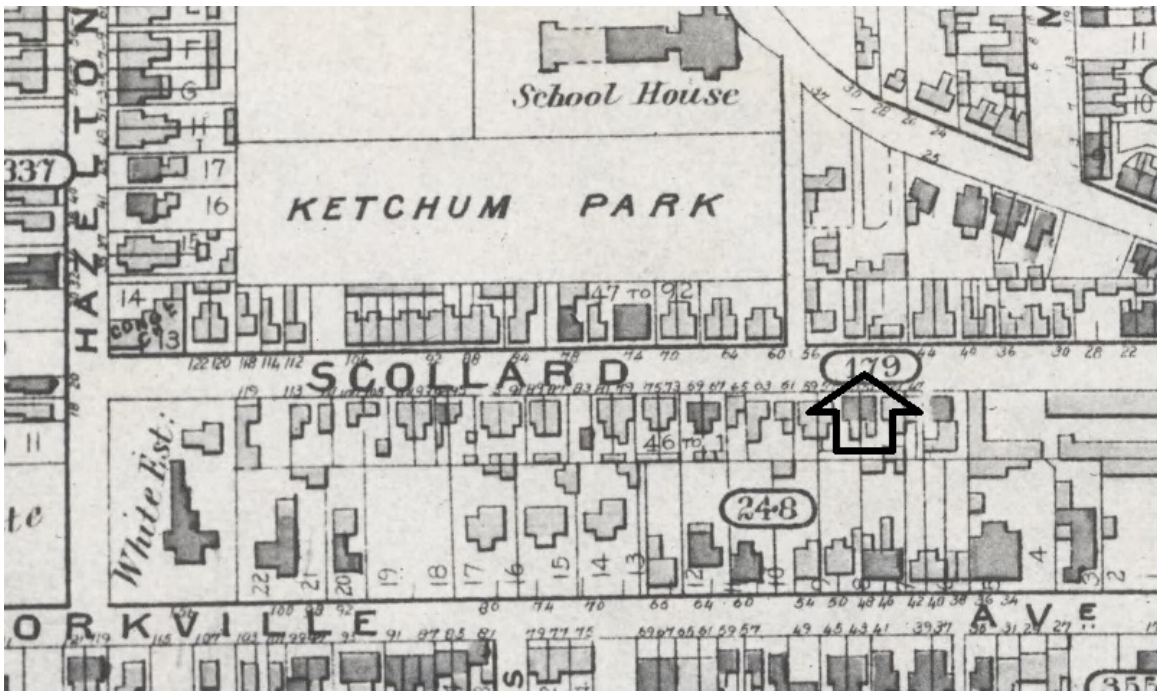
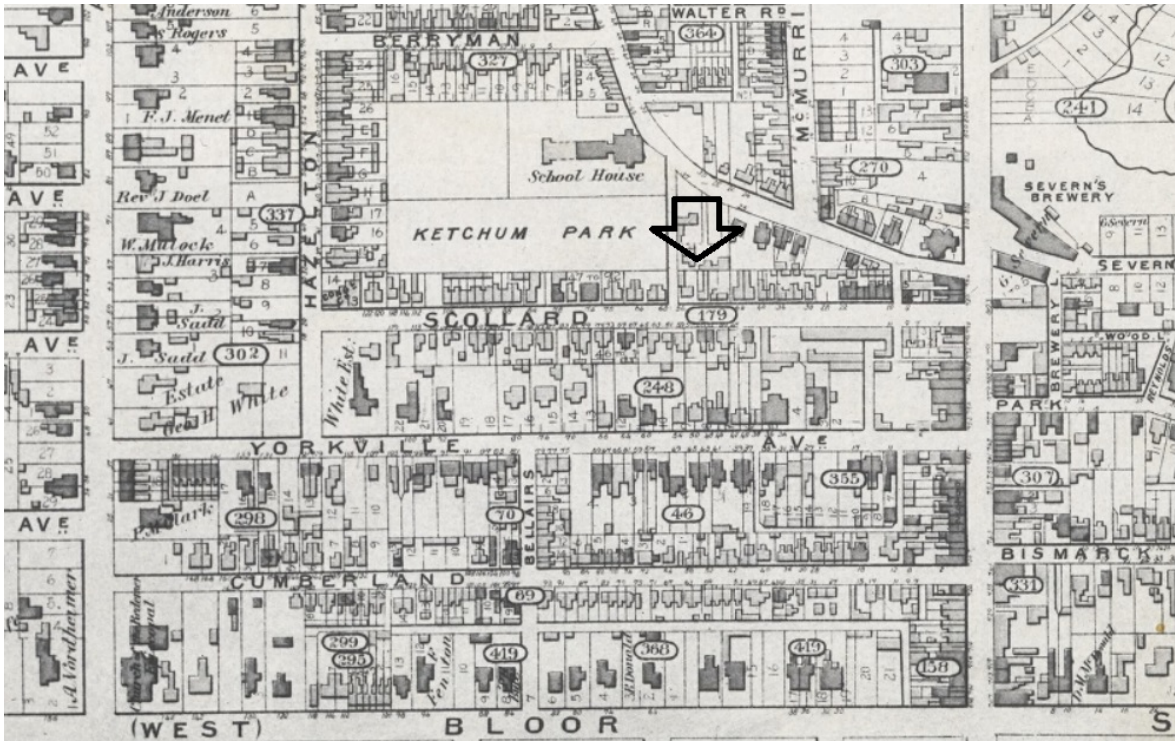
1. Location Maps: showing the location of the William Sexton Houses at 54A, 56 and 58 Scollard Street and 1315 Bay Street (above), and in the context of the Yorkville neighbourhood (below) (City of Toronto Property Data Map and www.bing.com/maps).



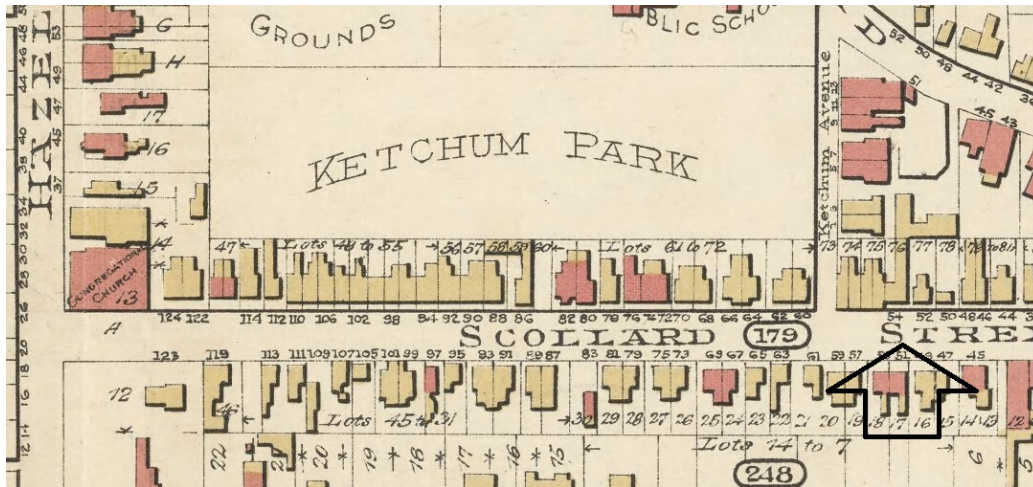
2. Historical Maps, Yorkville, 1842 and 1851: showing the future location of the community where Potter's Field (cemetery) was located beyond the north boundary of the City of Toronto (above), and the development of the village to the mid-19th century (below) (Cane's Topographical Plan of the City and Liberties of Toronto, 1842, and Browne's Map of the Township of York, 1851).



3. Historical Maps, Yorkville, 1852 and 1877: showing the layout of Scollard Street west of Yonge Street and south of Davenport Road (Liddy's Incorporated Village of Yorkville, 1852, and James's Map of the Village of Yorkville and Vicinity, 1877).



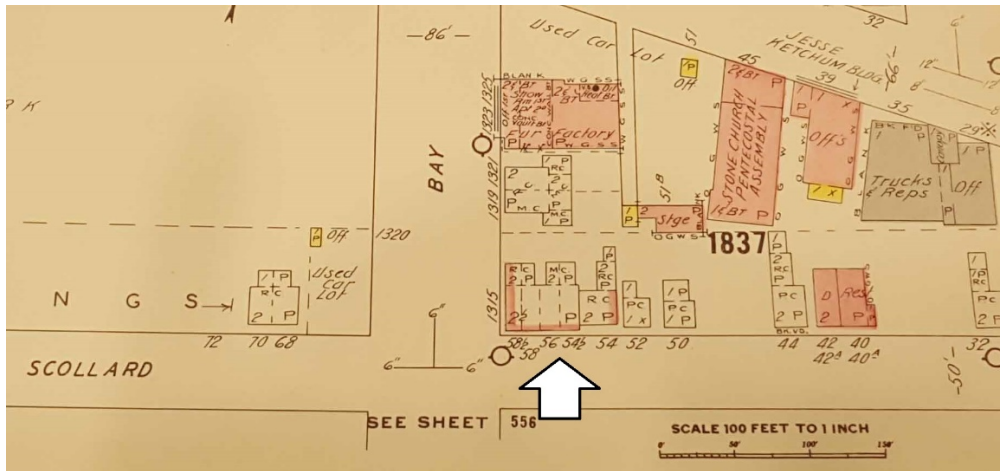
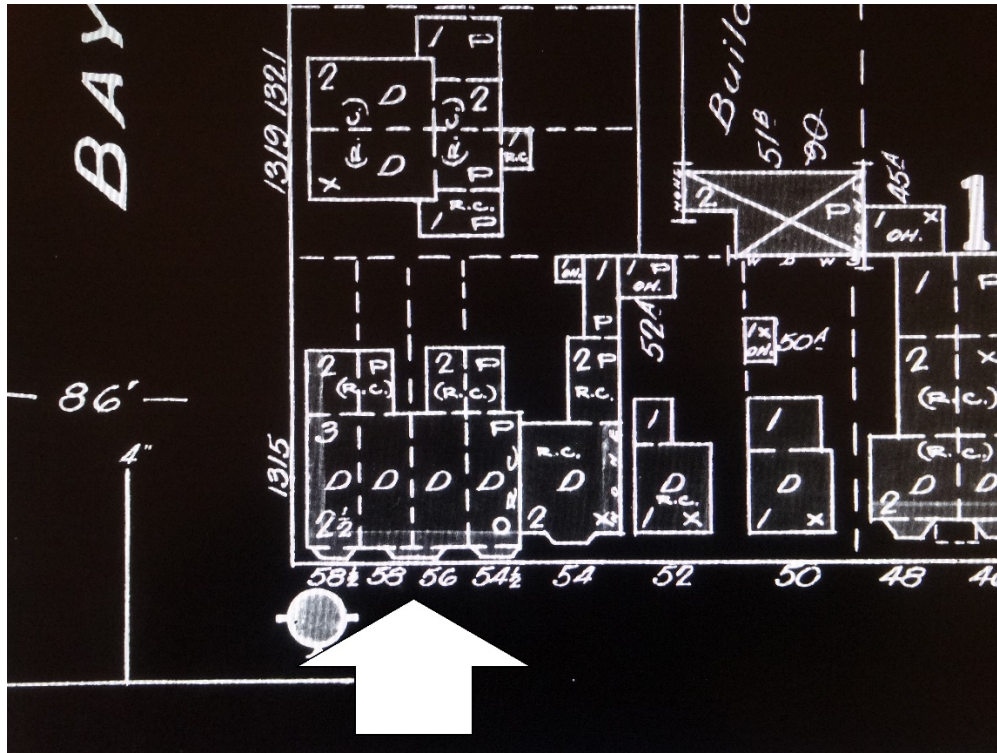
4. Goad's Atlas, 1884: the first fire insurance atlas illustrating Yorkville and following its annexation by the City of Toronto shows the development of the community to date northwest of Yonge and Bloor streets adjoining the unnamed street (afterward Ketchum Avenue and Bay Street) (above), and the first building on the subject properties (below).



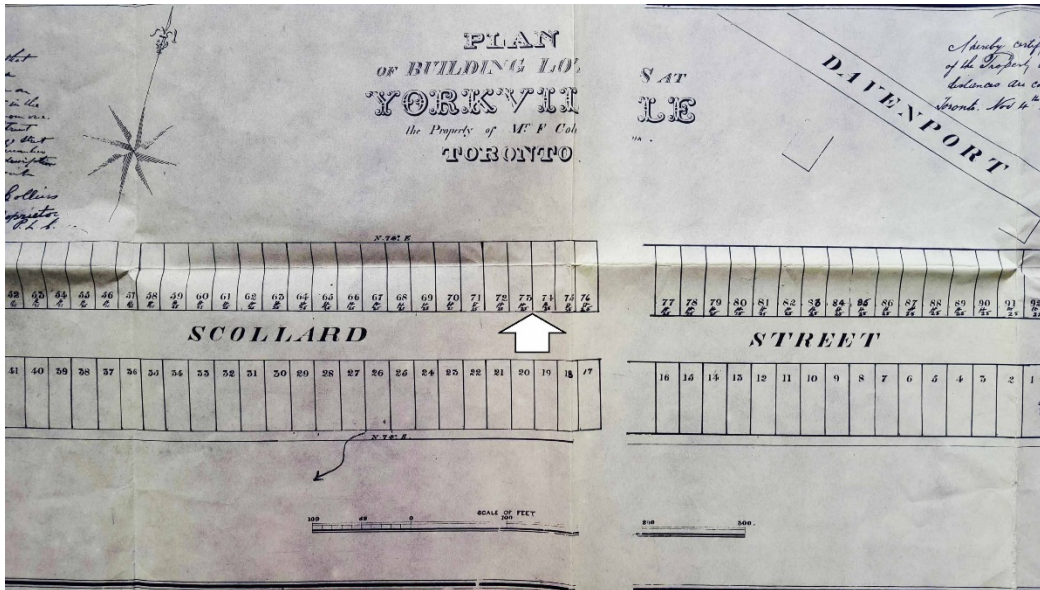
5. Goad's Atlas, 1890: the next revision to the atlas shows the subject property after the construction of the four row houses at present-day 54A, 56 and 58 Scollard Street and 1315 Bay Street on the corner of Ketchum Avenue (aligned with the future northward extension of Bay Street).



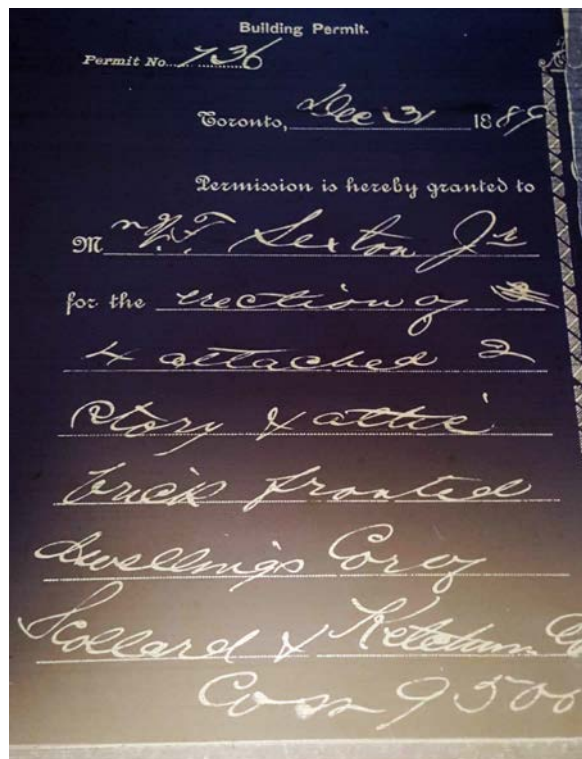
6. Goad's Atlas, 1910 revised to 1923: the last update to Goad's shows Yorkville after Bay Street was extended northward through the neighbourhood to Davenport Road. Now shown as brick-clad, only three of the four row houses are depicted on the map as the buildings continued to be renumbered.



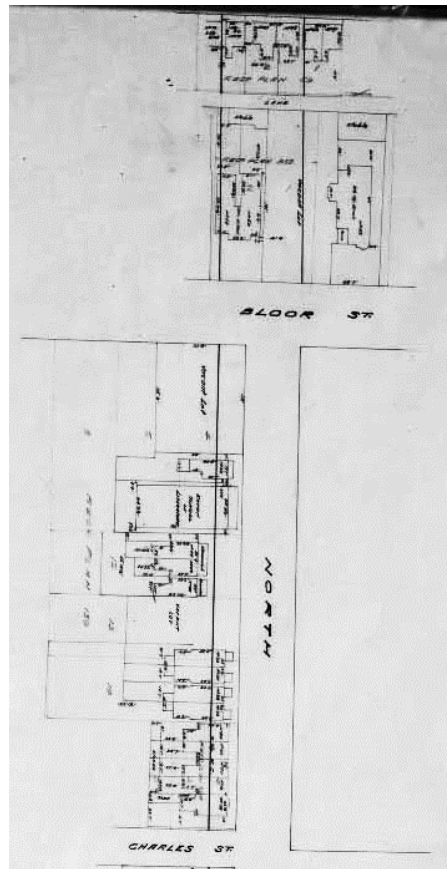
7. Underwriters' Insurance Bureau Atlas, 1921 revised to 1943 (above) and 1965 (below): showing the William Sexton Houses and their surroundings in the World War II era and the later 20th century. The corner unit is addressed at both "58½ Scollard" and 1315 Bay at this time.



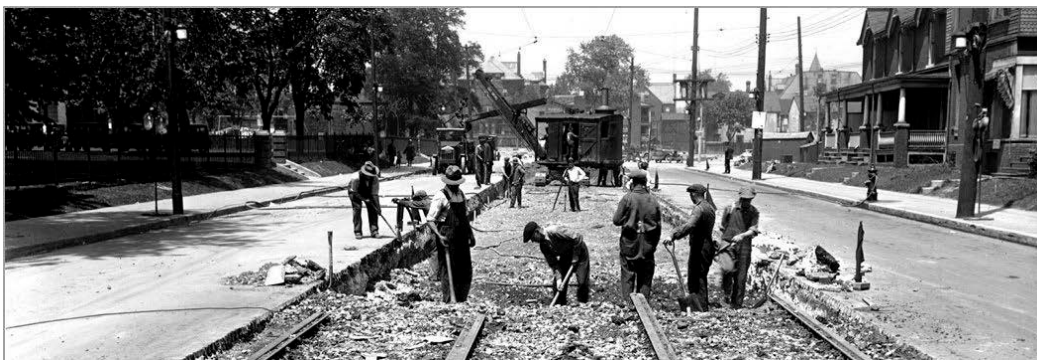
8. Plan 179, Lot 75: showing the plan of subdivision registered in 1856 where the subject properties were built afterward on Lots 73 and 74 (Toronto Land Registry Office).



9. Building Permit 736, December 31, 1889: issued to contractor W. F. Sexton, Jr., for the row houses at present-day 54A, 56 and 58 Scollard Street and 1315 Bay Street (City of Toronto Archives).



10. Plan of Terauley Street Widening, 1912: part of the proposed extension of Bay Street from Queen Street West to Davenport Road, resulting in the widening and connecting of a series of residential streets north and south of Bloor Street West, including Yorkville (City of Toronto Archives, Series 372, Item 102).



11. Archival Photograph, Bay Street north of Scollard Street, 1931: showing Bay Street following its extension through Yorkville on an alignment adjoining the subject properties, which are not shown (City of Toronto Archives, Series 71, Item 8590).



1956



1973

12. Aerial Photographs, Yorkville, 1956 (above) and 1973 (below): showing the transformation of the neighbourhood where the William Sexton Houses at 54A, 56 and 58 Scollard and 1315 Bay Street are shown on the northeast corner of Bay and Scollard streets (Metropolitan Toronto: Past and Present, 1973, unpagged).



13. Archival Photographs, 54A, 56 and 58 Scollard Street and 1315 Bay Street, 1974: showing the subject properties on the northeast corner of Bay Street (above) and the centre units at 56 and 58 Scollard (below) (Toronto Historical Board).



14. Archival Photograph, 54A, 56 and 58 Scollard Street and 1315 Bay Street, 1994: the view west along the north side of Scollard Street to Bay Street shows the subject properties in the centre of the image, with the neighbouring heritage building at 54 Scollard on the right (Toronto Historical Board).



15. Archival Photographs, 72-76 Scollard Street (left) and 94-104 Scollard Street (right), 1973: showing the neighbouring row houses on Scollard, west of Bay Street, which are also included on the City of Toronto's Heritage Register and designated under Part V of the Ontario Heritage Act as part of the Yorkville-Hazelton Heritage Conservation District (Toronto Historical Board).



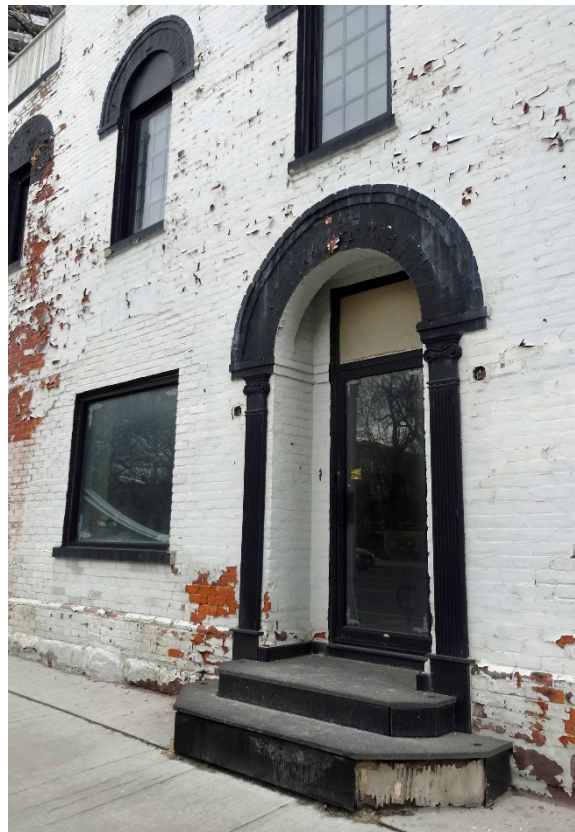
16. Current Photograph, Scollard Street, west of Bay Street, 2016: showing the heritage buildings that are part of the Yorkville-Hazelton Heritage Conservation District (2002), including the semi-detached houses at 72-76 Scollard (right) that were previously listed on the City Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1976 (Heritage Preservation Services).



17. Current Photographs, 22-32 Scollard Street, April 2016: showing the detached house at 32 Scollard (below left) and the row houses at 22-30 Scollard (below right) that are the only remaining house form buildings on Scollard Street between Yonge and Bay streets apart from the subject buildings and the neighbouring heritage building at 54 Scollard (Heritage Preservation Services).



18. Current Photographs, 54A, 56 and 58 Scollard Street and 1315 Bay Street, April 2016: showing the principal (south) elevations of the row houses (above) and the east (side) elevation of the unit at 54A Scollard (below) (Heritage Preservation Services).



19. Current Photographs, 54A, 56 and 58 Scollard Street and 1315 Bay Street, April 2016: showing the west side elevation on Bay Street (above) and the west entrance to the unit at 1315 Bay Street (below) (Heritage Preservation Services).



20. Current Photographs, 54A, 56 and 58 Scollard Street and 1315 Bay Street, April 2016: showing the rear (left) and west (right) elevations of the row houses (above) and the rear elevations and addition from Bay Street (below, right) (Heritage Preservation Services).