

**RESEARCH AND EVALUATION SUMMARY: 29 and 33 SUSSEX AVENUE**

29 Sussex Avenue (left) and 33 Sussex Avenue (right) (HPS, 2016)

## HISTORICAL CHRONOLOGY

Key Date	Historical Event
1793	Park Lot 15 is granted to William Willcocks
1802	Peter Russell, owner of Lot 14 purchases Lot 15 and 16
1822	On the death of Elizabeth, Peter Russell's sister, Lots 14, 15 and 16 are inherited by Maria Willcocks and her sister Phoebe, wife of William W. Baldwin
1836	William W. Baldwin lays out Spadina Avenue (between Lots 15 and 16) with a series of gardens along its length and subdivides the property on either side into residential lots with streets named after family members, including Heyden Street (now known as Sussex Avenue)
1844	On the death of William Baldwin, his son Robert inherits Lots 14 and 15
1858	Robert Baldwin dies and his estate is divided and sold
1879	Three identical houses with towers are built on the south side of Sussex Street, west of Huron Street. Two (29 and 31) are owned by William Shepherd and the third (33) by Archibald Young. These are the earliest houses on Sussex Avenue between St. George and Spadina Avenue
1895-1900	William S. Milner, lecturer at University College occupies 33 Sussex Avenue
1905-1925	The architect Alfred Jordan Rattray is recorded as living 33 Sussex Avenue
1930-1972	The Bannan family occupy 33 Sussex Avenue. Marvin Bannan is a professor in the Department of Botany

1935-1955	The family of Andrew and Mary Scott are recorded as living at 29 Sussex Avenue. Their daughter Marie Scott-Baron (a future editor of <i>Recollections of a Neighbourhood</i> ) recalls that the mansard roof of the tower has been removed by this date.
1961-72	David Knight, Professor of English at Victoria College, University of Toronto and his wife, the artist and poet, M. L. Knight live at 29 Sussex Avenue
1973	City Council includes 31 Sussex Avenue on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register)
Mid 1970s- mid-1980s	The University of Toronto uses the three houses as student residences
1980-86	City of Toronto Archives photographs substantiate that by this time, the mansard roofs on the towers at 29 and 33 Sussex Avenue have been removed
Mid-1980s	David and M. L. Knight return to live at 29 Sussex Avenue Frederick J. Tymoshenko begins living at 33 Sussex Avenue
2013	On the death of M. L. Knight the house at 29 Sussex Avenue is sold. The house at 33 Sussex Avenue remains in the ownership of the University of Toronto. The University restored the exterior of the house at 31 Sussex while altering the interior as an experiment in sustainable heating and cooling.
2014	Toronto and East York Community Council request the Manager of Heritage Preservation Services to assess the heritage value of 29 Sussex Avenue and report to the Toronto and East York Community Council regarding the appropriateness of Heritage Designation

## HISTORICAL BACKGROUND

The properties at 29 and 33 Sussex Avenue are located in the Toronto neighbourhood now known as Huron-Sussex. (*Image 1*) The land was originally subdivided following the establishment of the Town of York in 1793 as part of the 100 acre Park Lots in the First Concession which stretched from Lot Street, (now known as Queen Street) to the road marking the second concession boundary (now known as Bloor Street) and granted to individuals associated with Lieutenant Governor John Simcoe's government. The lots now occupied by the Huron-Sussex neighbourhood were granted to Peter Russell (Lot 14), whom Simcoe encouraged to come York, promising him a position in the new government, and Russell's friend, William Willcocks (Lot15). Willcocks encouraged the Baldwin family to join them. All three families emigrated from Cork, Ireland. Through purchase, inheritance and marriage the land ultimately passed from the Russell and Willcocks families to the Baldwin's. (*Image 2*)

Dr. William Warren Baldwin arrived in Canada at age 24 and married Phoebe Willcocks. They set up house on the two-hundred acre Lot 24, in the Second Concession (north of Bloor Street), which his wife Phoebe had inherited from her father William Willcocks in 1813. Baldwin named the estate Spadina; explaining in a letter of 1819 the origins of the name "I have called the place Spadina, the Indian word for Hill – or Mont..."<sup>1</sup> Following the death of Peter Russell's younger sister Elizabeth in 1822, Phoebe inherited Lots 15 and 16 which were immediately south of Lot 24.

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<sup>1</sup> Lundell, p. 65. "Espadinong" is closer to the original Ojibway-Huron word.

In 1836, Baldwin, who had trained as a doctor and lawyer and also had considerable architectural skills, laid out Spadina Avenue, running between Lots 15 and 16, as an extra-wide boulevard with planted areas along its central axis providing a view towards the lake from their estate. To either side of Spadina, Lots 15 and 16 were subdivided with a grid of streets. Those streets north of today's College Street, retain names associated with the three Irish families including: Baldwin, Russell, Phoebe, Robert, William and Heyden. Heyden Street was named for William's son-in-law, the barrister Lawrence Heyden. It was renamed Sussex Avenue in 1879. Huron Street, is the second street in the Huron-Sussex neighbourhood whose name provides a connection with the Aboriginal people of the area. (*Image 3*)

Development of the property in the Huron-Sussex neighbourhood which is bound by today's Bloor Street, Spadina Avenue, Harbord Street and St. George Street, was slow and by the 1860s through to the mid-1880s was largely characterized by market gardens. (*Image 4*) The neighbourhood was flanked to the west by Spadina Avenue which would evolve into a significant commercial artery and to the east, by the University of Toronto, originating in 1827, but founded as a secular college in 1850 with its first buildings dating from this period.

The first building on Sussex Avenue appeared in the City Directories for the first time in 1879, following the renaming of the street from Heyden, but the assessment rolls indicate the house existed at least as early as 1877.<sup>2</sup> The building was a house belonging to William Cameron, a custom-house clerk and was located on the south side of Heyden Street, east of Huron, on the block now occupied by Robarts Library.

The 1880 assessment rolls, recorded on the 23<sup>rd</sup> September 1879, indicate three vacant houses (the subject properties known today as 29-33 Sussex Avenue) on the south side of Sussex Avenue, west of the first lane west of Huron Street. The assessment rolls also indicate they are all vacant and owned by William Shepherd (7 and 9 Sussex Avenue) and Archibald Young (11 Sussex Avenue). The city directory for that year directs readers seeking Heyden Street to refer to Sussex Street and the three houses are identified as being at numbers 7, 9 and 11 Sussex Avenue, and notes that the properties are unoccupied.

Goad's Atlas for 1880 does not include this portion of the city, but by 1884 the three properties are shown in plan. Goads shows that the land defined by the borders of Sussex, Spadina, Harbord and Huron, was sub-divided as Plan D284 and included two blocks with Morris, later Glen Morris Street, running east-west between the two. Each of these blocks was further subdivided by an 'H' of laneways which provided service to the backs of the all the properties fronting on the streets named above. (*Images 5-6*)

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<sup>2</sup> The City Directory of 1879 indicates that the information in the directory is correct as of January 1, 1879, so the house was built in 1878. The assessment rolls of 1878, recorded in September of 1877 indicate John Cameron as the owner and occupant of the house. For the purposes of this report it has not been determined how early the Cameron house was built; only that it preceded the houses at 29-33 Sussex Avenue. Please note that in 1877-1879, the street was still known as Heyden Street.

Over the next ten years, the directories indicate that the three houses are not fully occupied on a regular basis until 1890. After this time the occupants appear to primarily be associated with the University of Toronto as homes for professors or for students, have businesses on Spadina Avenue, are widows or are have various professions or skills.<sup>3</sup>

29 Sussex was occupied for long periods of time by a variety of individuals and families beginning with Margaret C. Christie, widow of Robert Christie, who resided in the house from 1889 until the early 1910s. Horace Waller, who owned a poultry market at 700 Spadina Avenue, occupied the house from as early as 1920 until the early 1930s. The Andrew Scott family<sup>4</sup> of Scott's Meat Market on Howard Street, lived in the house from the early 1930s until the late 1950s. By 1961, David Knight, Professor of English at Victoria College and his wife, the artist and poet, M. L. (Mary Louise) Knight had purchased the house and lived there until the early 1970s, when the houses became student residences. They returned in the early 1980s and lived there until their deaths; M. L. Knight being the last to part in 2013.

The first-long term resident at 33 Sussex Avenue was William S. Milner, a University College lecturer who occupied 33 Sussex Avenue from the mid-1890s until the mid 1900s. After that time Alfred Jordan Rattray, an architect who trained with E. J. Lennox, occupied the house until the late 1920s. Alex Bannan, a carpenter, owned the house until the 1940s when he was succeeded by his widow Edith. By 1960, Marvin W. Bannan, a professor of botany at the University of Toronto was recorded as the owner until the University of Toronto operated the three houses as student residences from the mid-1970s until the mid-1980s. Since that time, while the university has retained ownership, the well-known artist Frederick J. Tymoshenko has lived in the house.

31 Sussex Avenue, the house which stands between the other two, was included on the City of Toronto's Heritage Inventory in 1973. Godfrey Ridout, the composer, author, editor and professor at the University of Toronto, Faculty of Music owned this house for almost a decade until 1958.

## ARCHITECTURAL DESCRIPTION

The three houses at 29, 31 and 33 Sussex Avenue were all originally identical and their original form and details can be seen today at 31 Sussex which was restored in 2013 as part of an energy efficiency project.<sup>5</sup> (*Images 7-10*)

Built on the south side of the street, each two-storey dwelling is essentially a typical urban house form with a side-hall plan that results in a street elevation with an entrance

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<sup>3</sup> An architect, carpenter and grainer, and artist are listed.

<sup>4</sup> Marie Scott-Baron (1921-1999), an editor of *Recollections of a Neighbourhood: Huron-Sussex from UTS to Stop Spadina*, was his daughter. She also contributed to this book with her recollections of the house and its gardens.

<sup>5</sup> This energy efficiency project was undertaken by staff and students at the University of Toronto, Ryerson University and the historic restoration was done by ERA Architects Inc.

on one side flanked by a window/s to the first main room on the ground floor. However the rendering of these houses with three-storey towers at their entrance bays and the application of the Second Empire style makes them dramatically distinctive variations on a common type.

The Second Empire Style evolved during the "second empire" of Napoleon III (1808-1873) whose reign in France extended from 1852-1870. It was showcased in the extensions to the Louvre Palace, Paris, 1852-7. (*Image 11*) The style was widely adopted in Canada from the 1870s onwards:

"Second Empire was... one of Canada's major architectural manifestations for almost two decades. In its most ornate phase it affected all building types, but especially those of an official character – public buildings, institutions, banks – and the residences of the influential; in all cases, the desired effect was one of conservatism, stability, respectability and opulence."<sup>6</sup>

While the style was essentially a variation of Renaissance Classicism, its distinguishing feature, and that most frequently adopted in Canada, was the mansard roof, named for the 17<sup>th</sup> century French architect Francois Mansart (1598-1666) who popularized its use. An important example of its use in Canadian government buildings was the Ottawa Parliament Building complex, 1859-65, by Thomas Fuller and Chilion Jones. Apart from style and aesthetic associations, the mansard roof, with its nearly vertical angle, had the additional attraction of creating greater head-room in attic spaces and, therefore, had a functional appeal.

The Second Empire style is present in the Sussex Avenue houses in the mansard roofs which originally capped the towers and are still extant on the second storeys, in the decorative metal cresting and the original projecting dormer windows with their pediments in the tower (now seen at 31 Sussex) and in the treatment of the ground floor window as a pair of French doors. (*Images 12-13*) The slate roofs were clad in two kinds of polychromatic slate with a decorative band of fish-scale slates between rectangular slates. (*Image 14*) The front elevations of the houses were clad in red brick with yellow brick details which was typical of 19<sup>th</sup> century Ontario architecture, but here the yellow brick presents the Second Empire style in the detailing of the corners as *chaine*, rather than as the typical Georgian quoins, and in the decorative detailing of the segmental arched openings for the windows. The windows originally featured two-over-two double-hung sash with decoratively pierced wood lintels, still present at 29 and 33 Sussex Avenue. (*Image 15*) Other details which survive are the panelled doors and the decoratively carved lintel between the door and the fanlight (at 33 Sussex). (*Images 16-18*) The decorative paired brackets at the eaves of the tower and the main roof are still present at 29 and 31 Sussex Avenue.

The house at 29 Sussex Avenue has had a few modifications over the past 137 years since its completion in 1879. (*Image 9*) The mansard roof has been removed from its tower, a

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<sup>6</sup> Cameron and Wright, p 22.

verandah has been added in front of the French doors, a new canopy supported on paired brackets as well as columns (likely later) is now located at the entrance. At the second storey a bay window has been added and the red and yellow brick has been painted. The double-hung, two-over-two sash have been replaced with 15 over 2 sash. It is likely that the tower roof, bay window and canopy on paired brackets and verandah were all modifications made in the early 20<sup>th</sup> century. Marie Scott-Baron, who lived into the house as a child with her family in the early 1930s recalled that the tower was already missing when her father purchased the house.<sup>7</sup> It is likely that the other changes outlined above were also made before the 1930s and possibly, as they have an Arts and Crafts style, they were done in the early 1900s.

The house at 33 Sussex Avenue has also had a few modifications on its principal elevation and these have included the removal of the tower roof and the addition of a double storey verandah and the painting of the brick. (*Image 10*) However beneath the verandah the original mansard roof, the brick and wood details and the door are intact.

At the rear of the properties their mutual form and resemblance remains evident, although modifications have been made at the lower level. (*Images 19-20*) All three were built with a mansard roof which was employed on their north, west and south facades. The east facades feature a parapet wall. While the front facades were clad with red brick with buff brick trim, the rear and side elevations, including the towers, were built of buff brick. Buff brick is evident on the side elevations of the three houses and even on the side of the tower at the restored 31 Sussex Avenue. (*Image 21*)

At 29 Sussex the east side wall facing the lane and the rear, south wall facing the garden have a red colour. It would appear from a preliminary review that this red colour was applied over the buff brick. (*Image 22*) As red brick was popular for Arts and Crafts style houses, this colouring of the brick may have been done when the house had the other previously mentioned alterations (the change of the windows and the flared roof of the canopy at the entrance supported on brackets are two typical Arts and Crafts stylistic elements).

## CONTEXT

The trio of houses at 29-33 Sussex Avenue sit within the neighbourhood enclave known as Huron-Sussex whose boundaries are Harbord, St. George, and Bloor Streets and Spadina Avenue. A recent map indicates the fine grain scale of the neighbourhood which is primarily characterized by late nineteenth century 2-3 storey houses of the later Arts and Crafts Style. (*Image 23*)

Along Sussex and Huron Streets a fine collection of late 19<sup>th</sup> century houses remains. (*Images 24-29*) At the central intersection of Huron and Sussex Streets, at the south-west corner is Sussex Court (1904) a 5 ½ storey red brick apartment building, at 21 Sussex Avenue. (*Image 30*) Institutional buildings, some associated with the

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<sup>7</sup> Williams and Scott-Baron, p. 61.

University of Toronto, the largest of which is the Robarts Library complex, are situated on the edges of the Huron-Sussex neighbourhood.

The properties at 29-33 Sussex Avenue contain the earliest surviving buildings on Sussex Avenue which are fine representatives of the Second Empire style. (*Image 31*) Their form, scale and architectural style indicate their greater antiquity to those adjacent houses built in the following decades. They contribute to maintaining the late 19<sup>th</sup> century character and scale of the neighbourhood while also indicating its history and evolution.

## 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 Heritage Register. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

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

The properties at 29 and 33 Sussex Avenue have design value as part of a trio of house-form buildings (along with 31 Sussex Avenue) which are rare representatives of the Second Empire style within the Huron-Sussex neighbourhood. In their overall form and massing as well as in design elements including mansard roofs, towers, decorative brick detailing at the corners and windows, and wood brackets and pierced wood lintels, they display a high degree of craftsmanship.

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

The properties have historical value as they contribute to an understanding of the development of the late 19<sup>th</sup> century Huron-Sussex neighbourhood and the University of Toronto community. Following the subdivision and sale of the William Warren Baldwin and Robert Baldwin estates the area was transformed from being market gardens to a residential enclave between the commercial activity of Spadina Avenue and the

University of Toronto. The properties at 29 and 33 Sussex Avenue, along with 31 Sussex, are the earliest surviving houses on Sussex Avenue and represent the beginning of the neighbourhood's evolution and growth. From the late 19<sup>th</sup> century, the houses have been associated with the University of Toronto, as the homes of several generations of professors and as student housing.

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

Contextually, the properties at 29 and 33 Sussex Avenue are important in defining and supporting the late 19<sup>th</sup> century residential scale and character of the Huron-Sussex neighbourhood which is primarily comprised of single family houses of 2-3 stories, characterized by complex massing, varied materials and richly detailed elements. The properties are physically, visually and historically linked to their surroundings, maintaining the integrity of the historic neighbourhood streetscape while contributing to its variety through their earlier Second Empire style.

#### SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 29 Sussex Avenue and 33 Sussex Avenue meet the criteria under all three categories of design, associative and contextual values. Completed in 1879 as part of a trio of identical house-form buildings (along with 31 Sussex Avenue which has been included on the Heritage Register), 29 and 33 Sussex Avenue are valued for their distinctive Second Empire style design which featured a tower on each property. As the earliest surviving buildings on Sussex Avenue, the properties are valued for their association with the history and development of the Huron-Sussex neighbourhood including the University of Toronto. Contextually they maintain the late 19<sup>th</sup> century form and scale of the residential architecture of the Huron-Sussex neighbourhood while contributing to its variety as a distinctive Second Empire style trio.



## SOURCES

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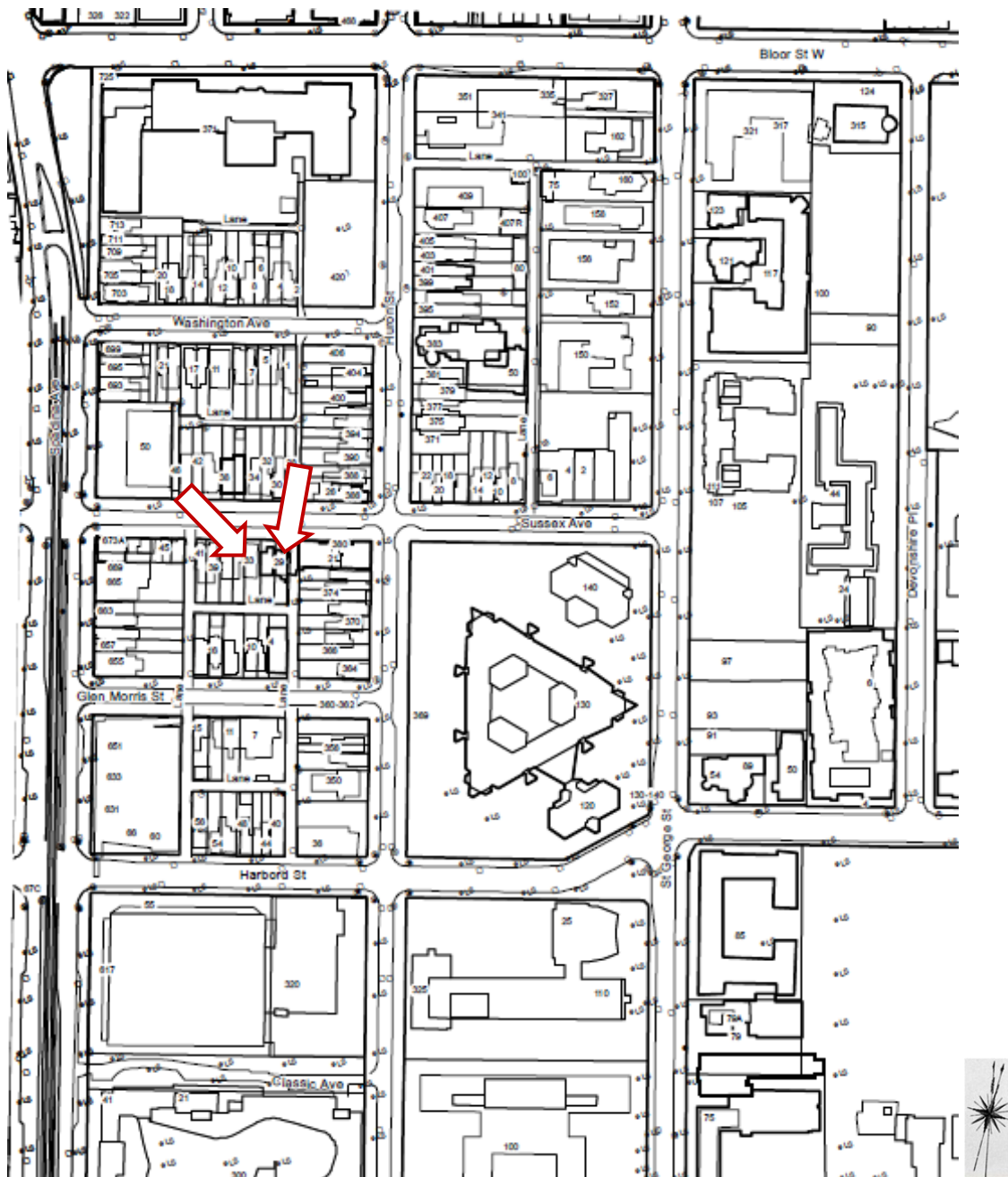
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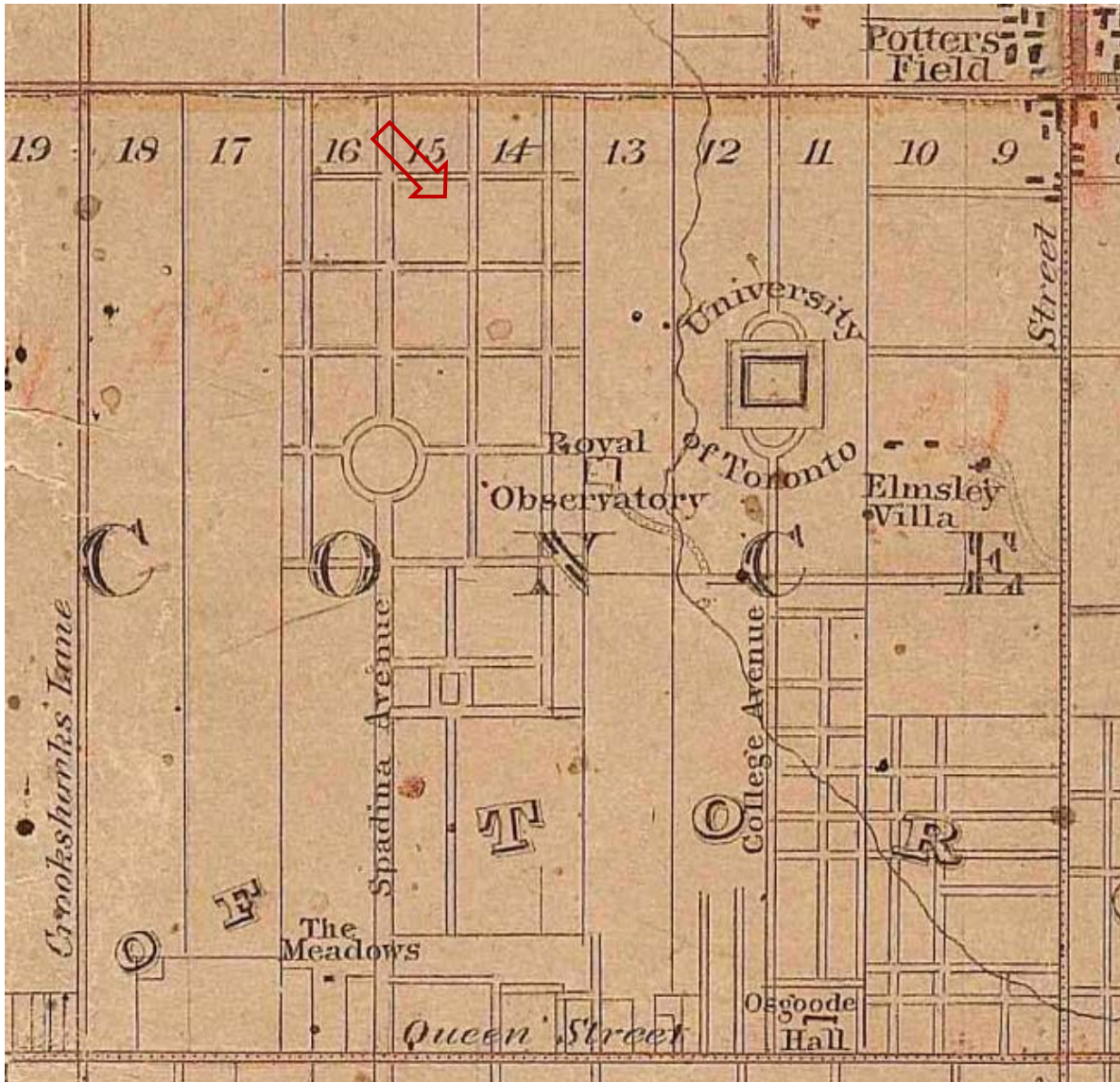
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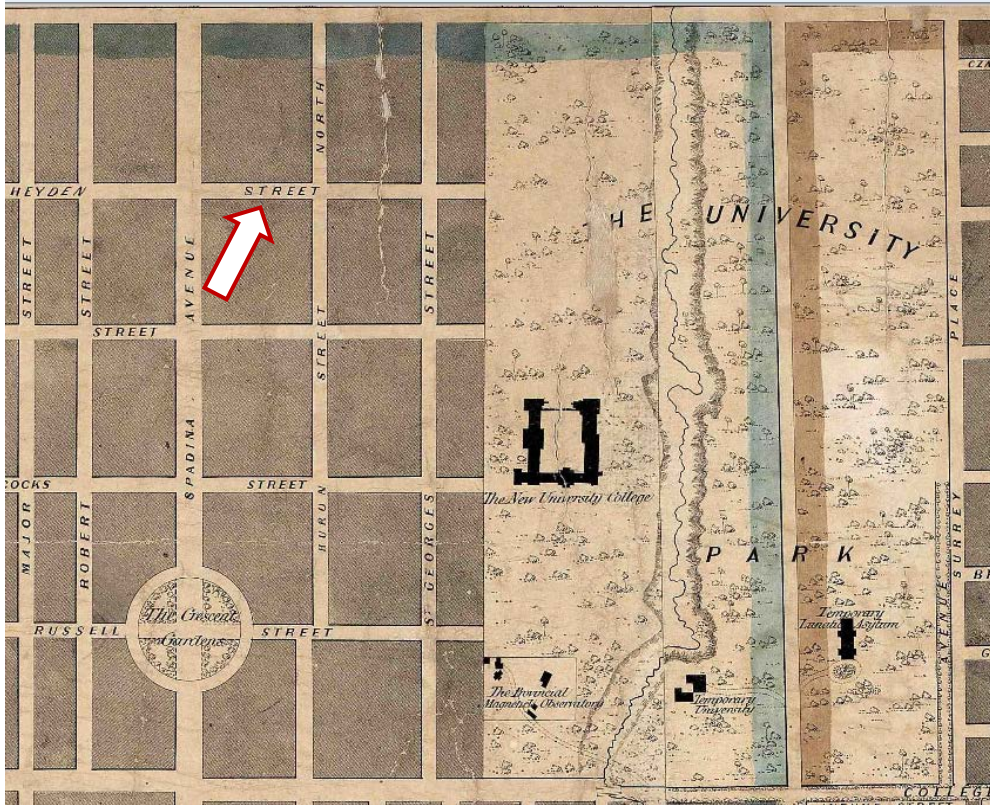
IMAGES: the **arrows** mark the location of the subject property unless otherwise indicated. *Unless otherwise indicated north is always at the top of the image.*



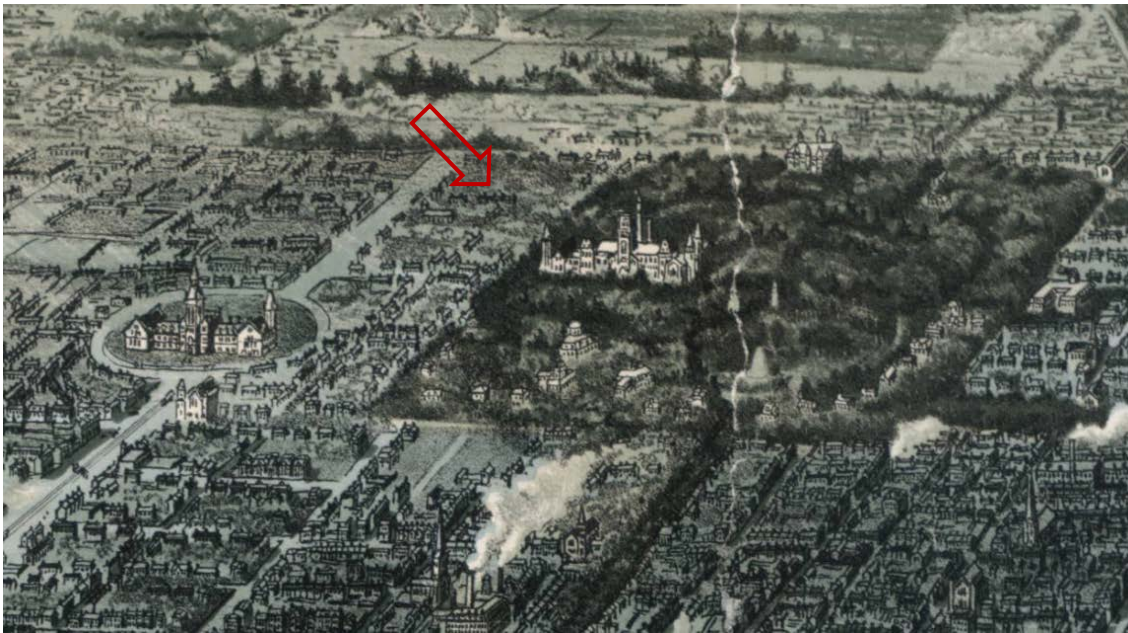
1. City of Toronto Property Data Maps: showing (top) the location of 29 and 33 Sussex Avenue in relation to the context with Spadina Avenue to the west and the University of Toronto to the east, and (below) a closer view of the immediate context.



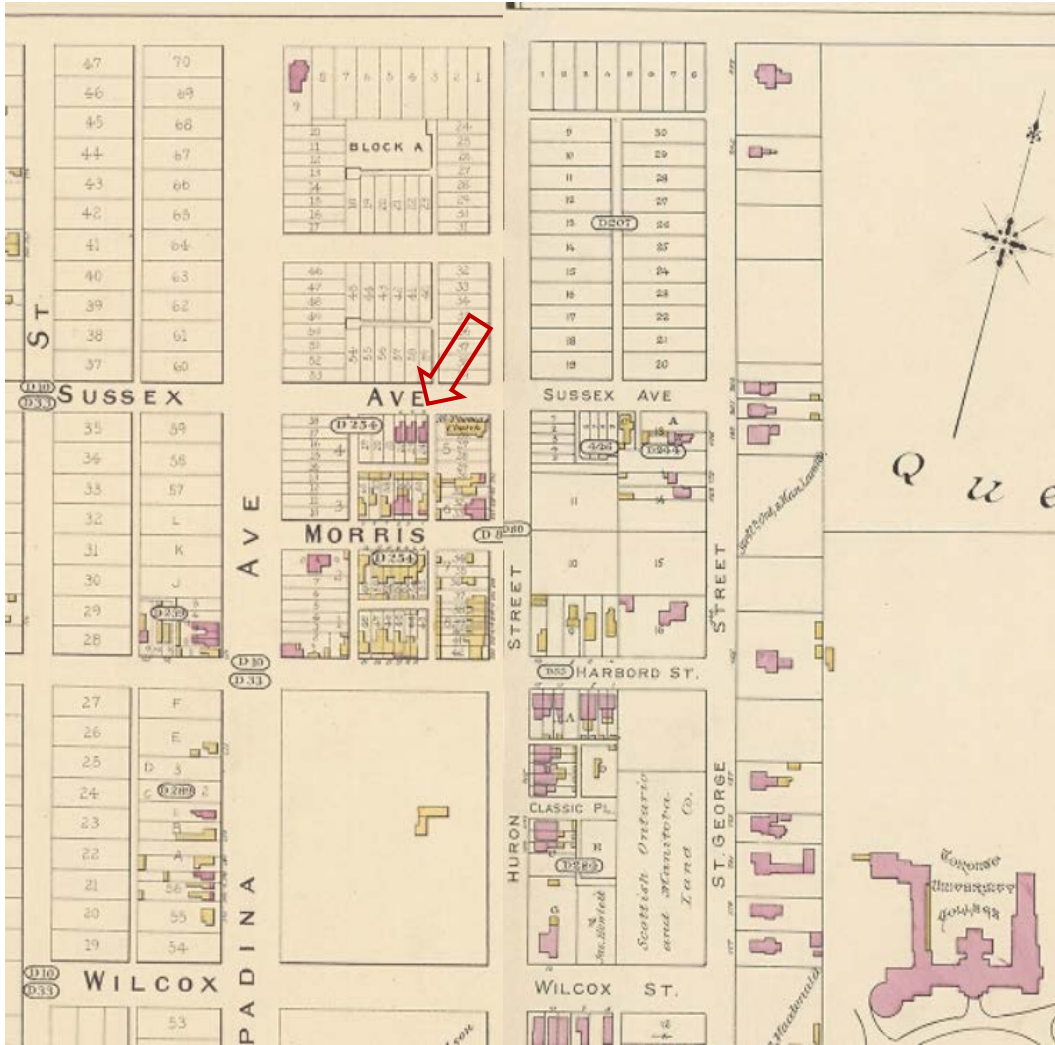
2. J. O. Browne, *Map of the Township of York, 1851* (detail): showing Lots 14, 15 and 16, in the First Concession between today's Queen and Bloor Streets. Following the establishment of the Town of York, these properties were owned by the Russell, Willcocks and Baldwin Families. The map shows the subdivision of 1836 including the layout of Spadina Avenue and the proximity to the University of Toronto. (Ng)



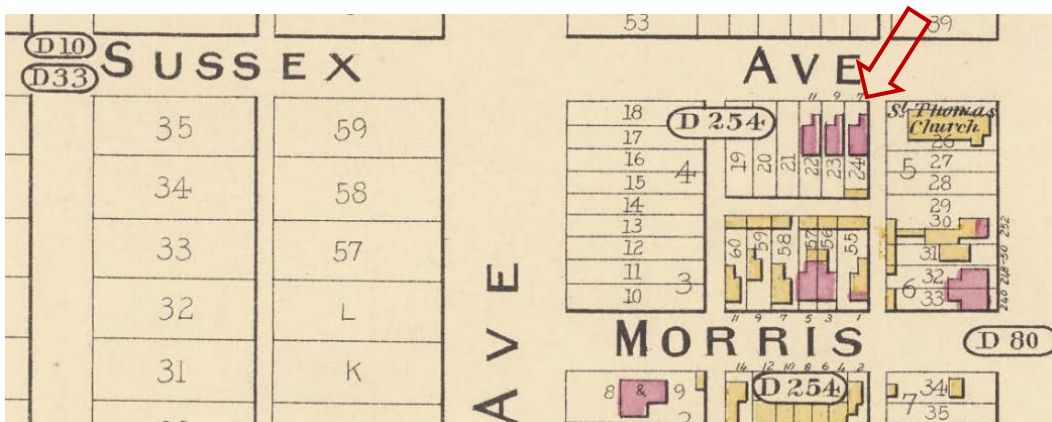
3. Fleming, Ridout & Schreiber, Plan of the City of Toronto, Canada West, 1857 (detail): showing the street names of the Baldwin family subdivision including Heyden Street, now known as Sussex Avenue. (City of Toronto Archives [CTA])



4. W. Wesbroom. City of Toronto [Bird's-Eye-View], 1886 (detail): showing the Huron-Sussex Neighbourhood with the University of Toronto and Queen's Park precinct to the west and Spadina Crescent with Knox College to the south-west. The lithograph indicates the sparse development of the neighbourhood in the mid-1880s. (Ng)



5. Goads Atlas, 1884 (detail): showing the three houses today known at 29-33 Sussex Avenue, constructed at 7-11 Sussex Avenue in 1879 and the undeveloped character of the Sussex Huron neighbourhood. (CTA).



6. Goads Atlas, 1884 (detail): showing the three houses constructed at 7-11 Sussex Avenue in 1879. Note the L-shaped plan of the houses indicating the towers. (CTA)



7. 31 Sussex Avenue, 2013: showing the house prior to the restoration. (ERA Architects, Inc.)



8. 31 Sussex Avenue: showing the house after restoration (HPS, 2016)



9. 29 Sussex Avenue. (ERA Architects, Inc., 2013)



10. 33 Sussex Avenue. (ERA Architects, Inc., 2013)



-T.-J. Visconti and H.-M. Lefuel:  
New Louvre, 1852-7

11. New Louvre, Paris, L T J Visconti and H M Lefuel, 1852-7: showing the mansard roofs and the "*chaîne*" details at the corners and pedimented windows and dormers amongst the elements which typified the Second Empire Style. (Hitchcock, p 195)



12. 31 Sussex Avenue: showing the mansard roof of the tower with its patterned slates, dormer windows with pediments and iron cresting. (HPS, 2016)





13. 31 Sussex Avenue: showing the mansard roof, the paired French doors, the decorative yellow brick trim with the yellow brick *chaine* at the corners. (HPS 2016)



14. 33 Sussex Avenue: showing the second floor, underneath the verandah roof, with the original slate roof with its plain and fish-scale slates and the original window with the brick and wood details (HPS 2016)



15. 33 Sussex Avenue: showing the *chaine* at the corners the decorative brick detailing of the segmental arched window opening and the decorative piercing pattern in the wood lintel over the window (HPS, 2016)



16. 29 Sussex Avenue: showing the details on the tower including the brick work, the pierced wood lintel over the windows and the paired brackets at the eaves. (HPS 2016)



17. 33 Sussex Avenue: showing the door with its panelling and hardware and the fanlight (HPS, 2016)



18. 33 Sussex Avenue: showing the decorative detail of the lintel over the door

(HPS, 2016)



19. Rear (South) Elevations at 33, 31 and 29 Sussex Avenue; showing the mansard roofs on the west and south elevations and the parapet wall on the east. (HPS, 2016)



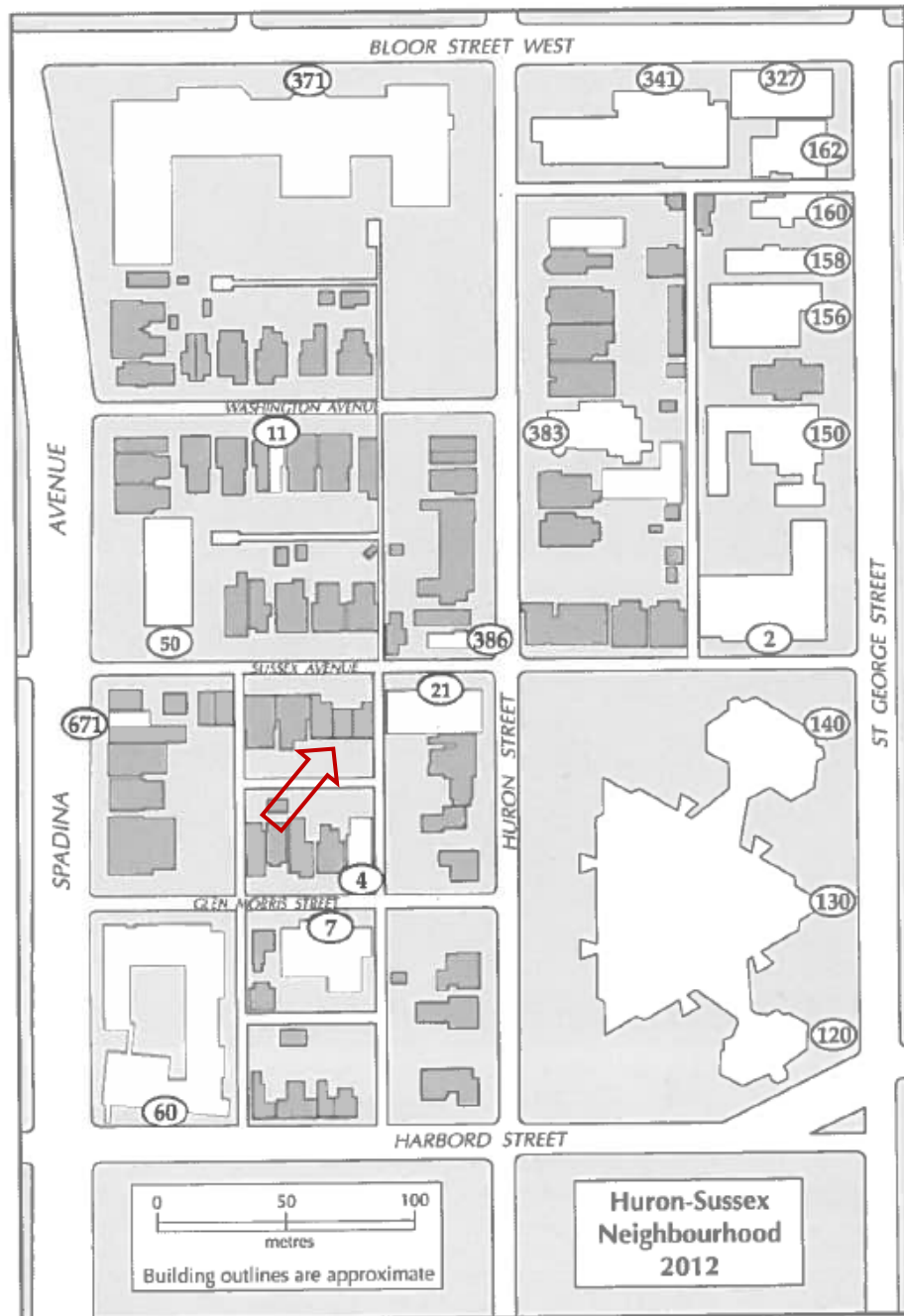
20. Rear (South) Elevations at 33, 31 and 29 Sussex Avenue; showing the parapet walls on the east elevations instead of mansard roofs and the buff brick cladding at 33 and 31 Sussex and, at 29 Sussex, the red wash applied to the rear and side walls (HPS, 2016)



21. 29 and 31 Sussex Avenue: showing the north (front) and east(side) elevations of 29 Sussex Avenue. Note the buff brick evident on the side of the tower at 31 Sussex Avenue.



22. 29 Sussex Avenue, East (Side) Elevation: showing the remnants of the red wash applied over the buff brick (HPS 2016)



23. Huron-Sussex Neighbourhood, 2012: showing the 19<sup>th</sup> century buildings (toned in grey) and the institutional buildings (toned in white). (Williams and Scott-Baron, p 181)



24. 35-41 Sussex Avenue, houses on the south side: showing the consistent scale, complex massing, and rich detailing of houses in the Sussex-Huron neighbourhood (HPS, 2016)



25. 28-36 Sussex Avenue, north side: showing the context and scale as above (HPS, 2016)



26. 38, 36 and 34 Sussex Avenue, north side (HPS, 2016)



27. 44, 42 and 40 Sussex Avenue (HPS, 2016)





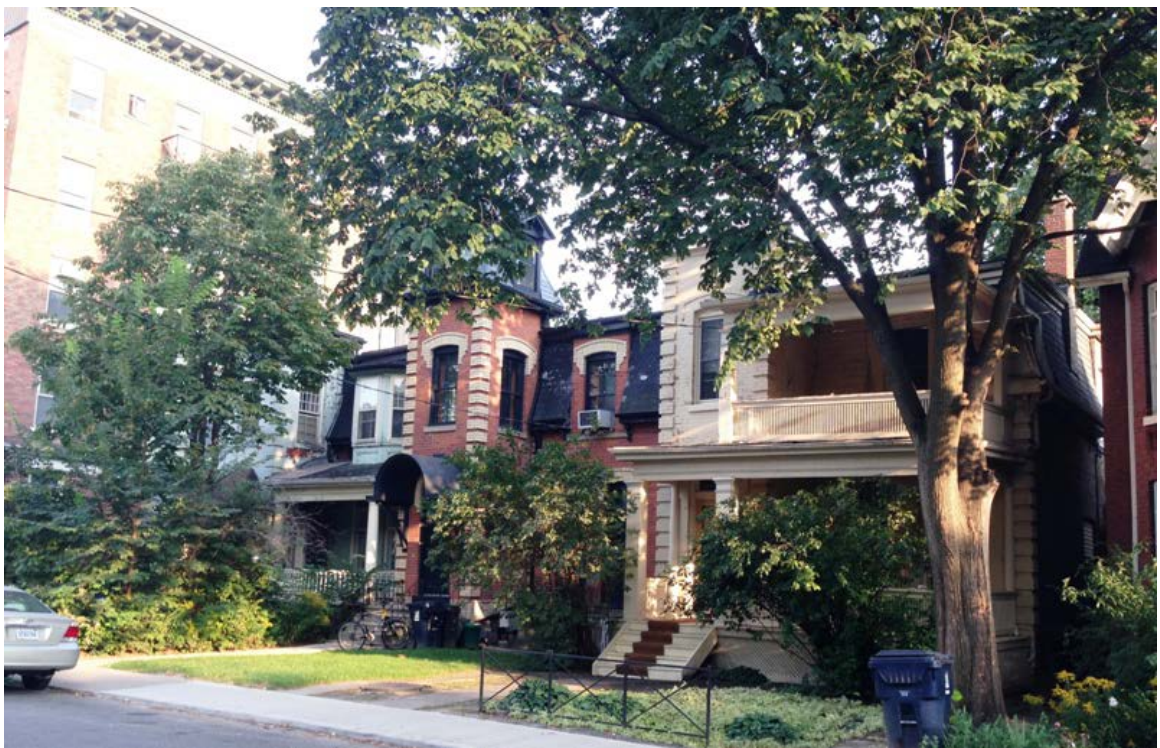
28. Huron Street, west side, north of Sussex Avenue (HPS, 2016)



29. Huron Street, east side, north of Sussex Avenue (HPS, 2016)



30. Sussex Court Apartments, 21 Sussex Avenue, 1904, south-west corner of Sussex Avenue and Huron Street (HPS, 2016)



31. 29, 31 and 33 Sussex Avenue (HPS, 2016)