REPORT FOR ACTION

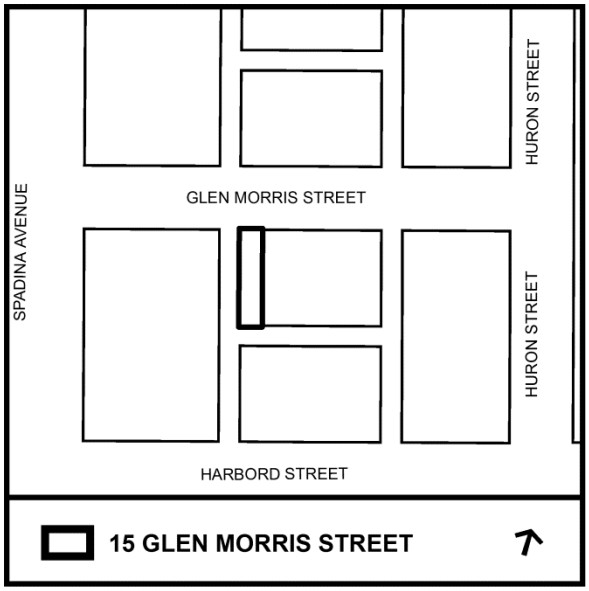
Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act –15 Glen Morris Street

Date: April 11, 2017
To: Toronto City Council
From: Chief Planner and Executive Director, City Planning Division
Wards: Ward 20 - Trinity Spadina

SUMMARY

This report recommends that Toronto City Council state its intention to designate the property at 15 Glen Morris Street under Part IV, Section 29 of the Ontario Heritage Act and include the property on the City of Toronto's Heritage Register.

The property located on the south side of Glen Morris Street, between Spadina Avenue and Huron Street, contains a one-and-half storey, classic, 19th-century Ontario house, completed in 1878 and known as the Samuel Bennett house.



Following research and evaluation, it has been determined that the property at 15 Glen Morris Street meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

The inclusion of the property on the Heritage Register and its designation would ensure that all heritage values and attributes of the property are identified and conserved.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council include the property at 15 Glen Morris Street on the City of Toronto's Heritage Register.

2. City Council state its intention to designate the property at 15 Glen Morris Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 15 Glen Morris Street (Reasons for Designation) attached as Attachment 3 to the report (April 11, 2017) from the Chief Planner and Executive Director, City Planning Division.

3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.

4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed amendment to the Conservation Review Board.

5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision to amend the designating by-law.

FINANCIAL IMPACT

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

DECISION HISTORY

On February 20, 2008, an Order of the Ontario Municipal Board was issued on Board File No. PL050355, regarding By-law No. 438-86 so that an apartment building containing a maximum of 18 dwelling units is permitted on the lands.
http://www.toronto.ca/legdocs/bylaws/2009/law0880.pdf

At its meeting of January 17, 2017, the Toronto and East York Community Council requested that the property at 15 Glen Morris Street be evaluated for designation under Part IV of the Ontario Heritage Act and to report back to the Toronto Preservation Board, the Toronto and East York Community Council and to City Council.

http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE21.62

COMMENTS

On January 26, 2017, Toronto Building issued a Stop Work Order due to work being done on the property without a building permit This followed the removal of the porch columns and the bargeboard in the gable dormer. Nine days prior to the structural elements and features being removed, Toronto and East York Community requested staff to determine if the property merited inclusion on the City's Heritage Register, given its age and history and the concern that the local community expressed about its state of repair.

Under the Ontario Heritage Act, where significance is demonstrated, initiating a designation is one way of protecting a threatened heritage property to allow more time for considering demolition alternatives.

A location map (Attachment 1) and photographs (Attachment 2) are attached. Staff have completed the attached Research and Evaluation Report (Attachment 4) for the property at 15 Glen Morris Street and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

Completed in 1878, the Samuel Bennett house has design value as a representative example of the 19th-century, one-and-a-half storey, Ontario house, which featured a verandah and a single gable dormer window with decorative bargeboard. As the first house to be completed on Glen Morris Street, the property has value as it is associated with the mid-19th century development of the Baldwin family estate and Spadina Avenue, as well as the late 19th century historic origins of the Huron-Sussex neighbourhood which now forms part of the north-west campus of the University of Toronto.

Situated on the south side of Glen Morris Street, between Spadina Avenue and Huron Street, and flanked by 21st century University of Toronto buildings, the house maintains the original late 19th-century scale and character of the neighbourhood still evident in the houses on the north side of Glen Morris Street and the adjacent Huron Street and Spadina Avenue. The distinctive house form, which contrasts to those later houses on the north side of the street, is indicative of the earliest historic origins of the street.

The Statement of Significance (Attachment 3) for 15 Glen Morris Street comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

CONTACT

Tamara Anson-Cartwright, CAHP
Program Manager
Heritage Preservation Services
Tel: 416-338-1083; Fax: 416-392-1973
Email: Tamara.Anson-Cartwright@toronto.ca

Mary L. MacDonald, MA, CAHP
Senior Manager
Heritage Preservation Services
Tel: 416-338-1079 Fax: 416-392-1973
Mary.MacDonald@toronto.ca

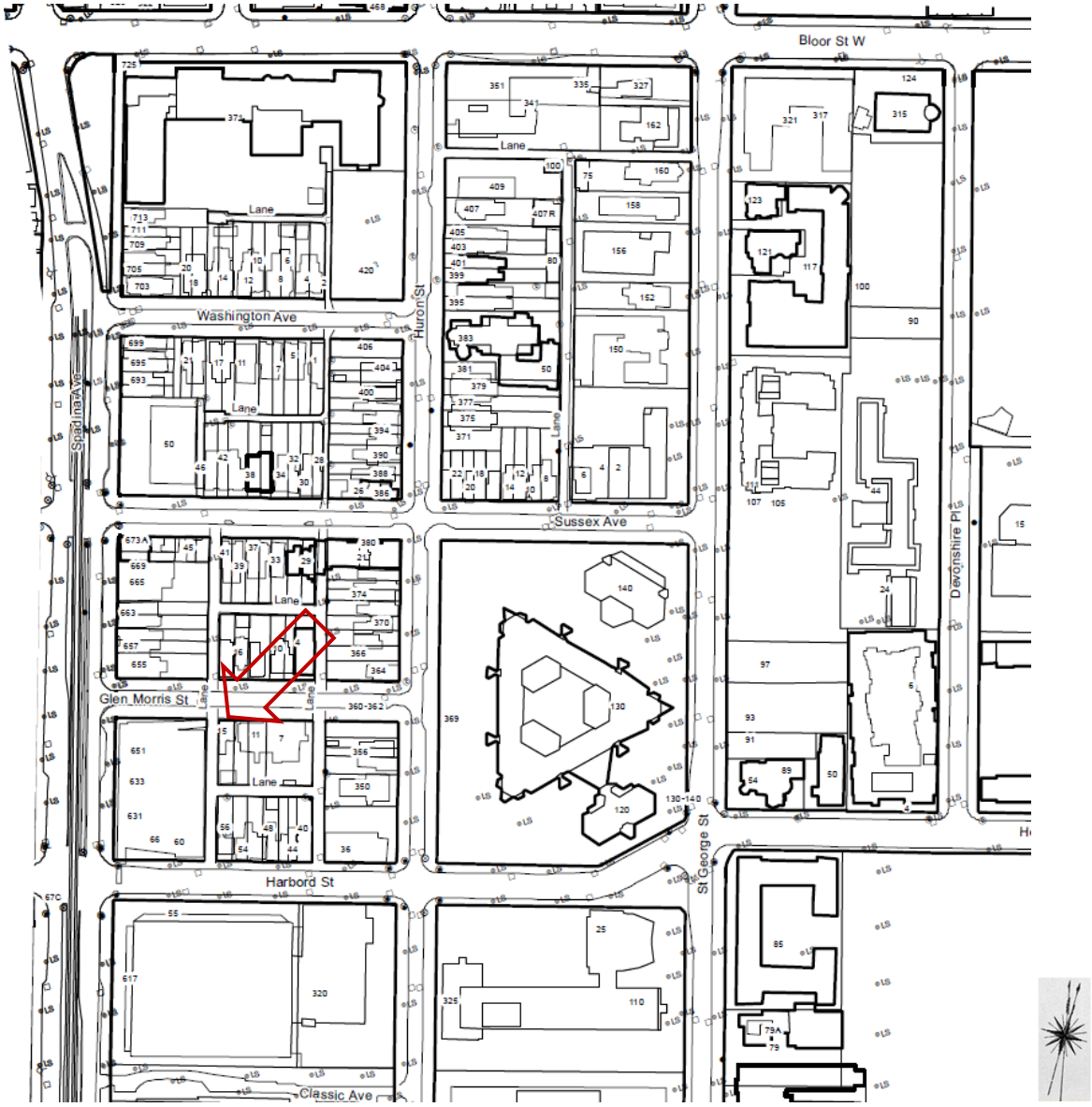
SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Statement of Significance (Reasons for Designation)
Attachment No. 4 – Heritage Property Research and Evaluation Report

LOCATION MAP: 15 GLEN MORRIS STREET ATTACHMENT 1



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the site of the property at 15 Glen Morris Street.

Photograph of 15 Glen Morris Street, taken in 1973.
(City of Toronto Archives, Fonds 2043, Series 1587, Sub-series 1, File 109)

Photograph of 15 Glen Morris taken in May 2016 (Google Maps)

Photograph of 15 Glen Morris taken in 2017: Note the removal of the porch columns and the gable dormer bargeboard (Heritage Preservation Services [HPS])

15 GLEN MORRIS STREET ATTACHMENT 3
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

The property at 15 Glen Morris Street (Samuel Bennett House) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description
The property at 15 Glen Morris Street contains the Samuel Bennett House, constructed in 1878 as a one-and-a-half storey single family dwelling with brick and stucco cladding, and a verandah with a gable dormer on its principle elevation.

Statement of Cultural Heritage Value

The Samuel Bennett house has design value as a representative of the classic one-and-a-half storey Ontario house, including the front verandah and gable dormer, which are rare in the Huron-Sussex neighbourhood.

The house has historical value as it contributes to an understanding of the early development of the late 19th-century Huron-Sussex neighbourhood and the University of Toronto community. Following the subdivision and sale of the William and Robert Baldwin estates the area was transformed from a market garden to a residential enclave situated between the commercial activity of Spadina Avenue and the University of Toronto. The Samuel Bennett house was the first house constructed on the street and represents the beginnings of the residential neighbourhood's evolution and growth.

Contextually, the Samuel Bennett house is important in defining and maintaining the late 19th century residential scale and character of the Huron-Sussex neighbourhood which was primarily comprised of single family houses of two-three stories, characterized by complex massing, varied materials and richly detailed elements still evident on the north side of Glen Morris Street. The additions of 21st century University of Toronto buildings on either side of the Bennett house on the south side of the street, as well as the 1960s Robarts Library at the end of Glen Morris Street, have created a dramatic contrast in scale, character and material which reflects the changing social context of the neighbourhood.

The Bennett house is significant as it is visually and historically linked to its surroundings, it maintains the historic neighbourhood streetscape and contributes to its variety through its representation of the rare one-and-a-half storey Ontario house in the Huron-Sussex neighbourhood.

Heritage Attributes

The heritage attributes of the Samuel Bennett house are:

- The setback, placement and orientation of the building on the south side of Glen Morris Street between Spadina Avenue and Huron Street

- The scale, form and massing of the one-and-a-half storey house-form building with its gable roof, gable dormer and verandah
- The principal (north) elevation with its brick cladding and side (east and west) elevations and rear (south) elevations with stucco cladding
- The arrangement of openings on the principal (north) elevation which includes, at the first floor, the central door with two windows on either side and dormer window above in the gable dormer
- The arrangement of openings on the side elevation (west) with the two windows centred on the ridge of the gable roof
- The verandah roof with its combined hip and single slope form
- The three brick piers of the verandah which formerly supported Tuscan Doric columns

The following are not included as heritage attributes:

- Openings on the south and east elevations
- The rear wing and its later extension
- The garage at the rear of the property

ATTACHMENT 4

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT

SAMUEL BENNETT HOUSE
15 GLEN MORRIS STREET

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

April 2017

1. DESCRIPTION

Above: 15 Glen Morris Street, with its principal (north) elevation facing Glen Morris Street and side (west) elevation facing the laneway, (Heritage Preservation Services [HPS], 2017)
Cover: 15 Glen Morris Street, 1973 (City of Toronto Archives [CTA], Fonds 2043, Series 1587)

15 Glen Morris Street - Samuel Bennett House	
ADDRESS	15 Glen Morris Street
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	PLAN D254 Lot 4
NEIGHBOURHOOD/COMMUNITY	Huron-Sussex, University of Toronto, North-West Campus
HISTORICAL NAME	Samuel Bennett House
CONSTRUCTION DATE	1878
ORIGINAL OWNER	Robert Hay
ORIGINAL USE	Single Dwelling
CURRENT USE*	Multiple-Dwelling
ARCHITECT/BUILDER/DESIGNER	Unknown
DESIGN/CONSTRUCTION/MATERIALS	Brick and stucco cladding
ARCHITECTURAL STYLE	One-and-a-half storey Ontario house
ADDITIONS/ALTERATIONS	Rear alterations1989
CRITERIA	Design, Associative and Contextual
HERITAGE STATUS	n/a
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	April 2017

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 15 Glen Morris Street, and applies the evaluation criteria which determine that it merits designation under Part IV, Section 29 of the Ontario Heritage Act.

i. HISTORICAL TIMELINE

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	Following the death of Peter Russell's sister, Elizabeth, Maria Willcocks and her sister Phoebe, wife of William W. Baldwin, inherit Lots 14, 15 and 16
1836	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 with a pattern of streets and residential lots
1844	William Baldwin's son, Robert, inherits Lots 15 and 16
1858	Robert Baldwin dies and his estate is divided and sold
1870	The land south of Sussex and north of Harbord Street was sold to and subdivided by Wadsworth and Union PLS and subdivided under Plan D254. Morris Street is created as part of the new subdivision
1878	Assessment rolls indicate that the first house on the street, on Lot 49, 10 Morris Street (now known as 15 Glen Morris) is complete, owned by William Hay and occupied by Samuel Bennett, teamster
1890	Following a street number change the property is now known as 15 Morris Street.
1893	Samuel Bennett dies and the house is occupied by his wife, Mary Bennett until 1896
1913	Goad's Atlas indicates that between 1903 and 1913 Morris Street was renamed Glen Morris Street
1945	Building Permit A92348 indicates a new frame garage was constructed at the rear of the property where the original outbuilding had been located
1966	The University of Toronto expands north of Harbord Street, constructing Robarts Library, on an assemblage of city blocks at the end of Glen Morris Street, and purchases other properties including the church at 4 Glen Morris Street
1989	Building Record File 284771 indicate plans to alter the interior and make minor modifications to the rear exterior as part of a conversion of the dwelling to three units.
2017	The Toronto and East York Community Council requested a heritage evaluation of the property on January 17, 2017. On January 26, 2017, Toronto Building issued a Stop Work Order due to work being undertaken with out a permit. This followed the

	removal of the porch columns and the decorative bargeboard in the gable dormer.

ii. HISTORICAL BACKGROUND

Huron-Sussex Neighbourhood - North-West Campus, University of Toronto

The properties at 29 and 33 Sussex Avenue are located in the Toronto neighbourhood now known as Huron-Sussex, also known as the north-west campus of the University of Toronto. (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 (Lot 15). 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…"[1] 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.

In 1836, with training as a doctor and a lawyer, Baldwin exhibited his considerable architectural talents with the layout of 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, which was renamed Sussex Avenue in 1879. Huron Street, is the second street in the Sussex Huron 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) In 1870, the sale of the area of land today bound by Sussex Avenue on the north, Spadina Avenue on the west, Harbord Street on the south and Huron Street on the east to Wadsworth and Union PLS began the transformation of these two blocks with their characteristic pattern of H-shaped laneway pattern to the

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

north and south of Morris Street[2] Goad's atlases indicate that between 1903 and 1913, Morris Street was renamed Glen Morris Street.
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, which originated in 1827, and was founded as a secular college in 1850 with its first buildings, the Observatory and University College, both designed by Cumberland and Storm in the 1850s.

15 Glen Morris Street
The first assessment for Morris Street dates to September 1878 and was made in preparation for the 1879 Assessment Rolls for St. Patrick's Ward. At this time most of the property on the north and south side of Morris Street was owned by William Hope, apart from a lot occupied by an unfinished house owned by James Barber at the east end of Morris on the south side (later demolished) and the completed one-and-a-half storey housed owned by Robert Hay and occupied by Samuel Bennett, teamster. The house was the first completed on the street and preceded, by a year, the three row houses completed in 1879 on Sussex Street to the north, making it one of the earliest houses built in the neighbourhood that survives today. Robert Hay, the owner of the house was the proprietor Robert Hay & Co., cabinetry making and upholstery, located at 19-21 King Street West.

After Samuel Bennett died in 1893 his widow Mary Bennett continued to live at the house until it was rented to Robert Sharp by 1896 who was an express agent, then John Waite, "traveller," Thomas R. Elsam and the journalist Wilson Woodside.[3] By 1949 it was owned by Anthony Mikelionis (later known as Anthony Mikell). In 1945 Mikelionis built a frame garage at the back of the lot, replacing the original frame building.[4] The house was purchased by Uri and Maria Shafrir in 1988 and they applied to convert the dwelling into a multiple dwelling with three units - one per floor.[5] The Shafrir's sale of the property was complete by January 6, 2017. The building is currently residential rental.

iii. ARCHITECTURAL DESCRIPTION

15 Glen Morris Street: Samuel Bennett House
The property known as 15 Glen Morris Street contains a long, narrow rectangular lot, with the narrow end facing the street, adjacent to a public laneway on the south side of the street. When complete in 1878 it comprised a one-and-a-half storey dwelling with a long narrow wing at the rear and an out building on the boundary at the rear of the property. (Images 5, 7, 8) The main section of the house has a gable roof with a central gable dormer facing the street. The wing has two sections, the first with a mono-pitch roof that was part of the original house and the second a later frame addition with

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2 Morris Street was named for James Henry Morris (1831-1907) who served as Alderman in St. Andrew's Ward in 1880. (Arthur, p. 284)
3 City of Toronto Directories, CTA
4 Building Records Department, Building Permit A92348, 1945.
5 Building Records Department, Building File 272725, 1988; 284771, 1989.

a lower flat roof.[6] The house is a frame structure with brick cladding on the front elevation, now painted and stucco-clad side and rear elevations.

The design of the Samuel Bennett house represents "the typical Ontario house, a storey-and-a-half affair, gable-roofed….The upper storey is often visible only in the end walls."[7] The popularity of this house type was "due to a peculiarity of Upper Canada taxation. An act of the legislature in 1807 classified houses for taxing purposes according to the number of storeys, as well as the material of which it was constructed and the number of fireplaces it contained. The act 'served to increase the popularity of the storey-and-a-half house and to make it the usual type of farm dwelling in this province' [and a type to vie with two-storey houses in villages and towns]."[8]

The house type invariably had a centrally located window introduced in the middle of the gable roof to light the stair hall. This window was often incorporated in a gable dormer as here at the Samuel Bennett house. The steep pitch of the dormer and the decorative piercing of the bargeboard (recently removed) on the eaves with the central drop pendant indicate the influence of the Gothic Revival of the second half of the 19th century. (Image 9) The two-over-two double hung sash set within a segmental arched window opening is also typical of the 1860s-1870s. The side elevations and ground floor windows show the same pattern of window glazing.

The verandah, was a "common feature of the one-and-a-half storey house,"[9] typically stretching along the entire principal elevation as here at the Bennett house. The photograph of the house dating to 1973 shows a verandah with Tuscan Doric columns resting on tall brick piers which likely dates from the early 20th- century and may have replaced an earlier wood version. Verandahs were noted to be "a common but perishable feature."[10] The roof with its more complex form than a simple shed roof would appear to date from the early 20th century introducing an Arts and Crafts style which with the Tuscan Doric columns would have been typical of this period.

Archival photographs indicate that two other houses, one on Glen Morris (demolished) and one still at the north-west corner of Glen Morris and Huron and extended as a shop also represented the one-and-a-half storey house type. (Images 10-11)

Photos on Google Maps indicate that by 2007, the columns on the Samuel Bennett house verandah had been replaced with turned posts which were not entirely incongruous to the late 1870s period of the house, although they would have been full height and not resting awkwardly on the brick piers. (Image 12) The original, wood, double-hung sash windows had been replaced by aluminum sliders. Skylights have been introduced to the north face of the gable roof and a small gable dormer window has been built on the south face. Most of the windows at the rear appear to have been altered in terms of form and placement with the 1980s alterations contributing to a loss

6 The property survey submitted with building file 272725 indicates this rear wing as a frame addition which is not included in the basement.
7 Greenhill, ('Houses', 9th page.)
8 Op. cit., 10th page of 'Houses' section.
9 Ibid.
10 Ibid.

of integrity of these rear wings.

iv. CONTEXT

The Samuel Bennett house, completed in 1878, is one of the earliest houses together with the three at 29-33 Sussex Avenue to the north, to be constructed in this portion of the Huron-Sussex neighbourhood developed in the 1870s on the former Baldwin Estate. On the north side of Glen Morris Street several houses dating to the later 19th century and the St. Paul's Lutheran English Church of 1913, retain the typical late 19th - early 20th century neighbourhood scale and characteristics of red brick, decorative wood-work and richly articulated materials, form and massing. (Image 13)

In writing of the north-west corner of the University of Toronto campus in his campus architectural guide, Larry Richards, describes a third of the area as "consisting of quiet streets lined with Victorian-style houses from the late nineteenth and early twentieth centuries…. This pocket of tranquility has largely survived despite aggressive growth in the mid-twentieth century. In recent years the university has further densified the north-west campus, but this new construction… promises to preserve much of the north-west campus as the special, peaceful enclave that is has been for more than a century."[11]

In the late 1960s the survival of the residential character of the neighbourhood was challenged by two significant planning events - the proposed Spadina Expressway extension, fortunately defeated by community activists, and the expansion of the University of Toronto which included the construction of the concrete Brutalist-style, 14-storey Robarts Library (1973), which with its set back in an island of grass lawns, formerly occupied by four neighbourhood blocks, has had a dramatic impact on neighbourhood scale. The library terminates the eastern vista along Glen Morris Street. (Image 14)

By 2003, the quiet residential character was further disrupted with the insertion of the award-winning, American architect-designed,[12] 18-storey Graduate House, 1998-2000, "with its aggressively deconstructivist design,"[13] and perforated metal and cast concrete cladding, at the south-east corner of Glen Morris Street and Spadina Avenue, to the west of Samuel Bennett house. In 2003, the three-storey Early Childhood Learning Centre, 2003, with its sculptural composition of metal and glass clad rectilinear volumes designed by Toronto's Teeple Architects Inc. was constructed to the east of the Bennett house on the south side of Glen Morris Street. (Image 15) The scale, massing and materials of these two new campus buildings constitute a sharp contrast with the Victorian neighbourhood character of Glen Morris Street. Situated between these two 21st-century works by award-winning architects, the vernacular 1870s Samuel Bennett house, with its succinct massing of symmetrical gable roof, gable dormer and open volume of the verandah, supports the historic character remaining on the north side of Glen Morris Street and is a rare surviving house form in Huron-Sussex.

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11 Richards, p.158.
12 Following an invitation-based design competition, the building was designed by the Los Angeles firm, Morphosis and won three awards from Canadian Architect, Progressive Architecture and the Los Angeles Chapter of the AIA. Thom Payne, one half of Morphosis won the Pritzker Prize in 2005.
13 Richards, p. 170.

Glen Morris Street is typical of the north-west quadrant defined by Harbord, St. George, Spadina and Bloor Streets where the original late-19th century neighbourhood primarily characterized by vernacular, two-three storey houses with the occasional small shop and church is interwoven with the University's fabric of high-designed, mid-rise, unique institutional buildings.

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	n/a
iii. demonstrates high degree of scientific or technical achievement	n/a

The Samuel Bennett house has design value as a representative of the classic one-and-a-half storey Ontario house, including the front verandah and gable dormer, which is rare in the Huron-Sussex neighbourhood.

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

The house has historical value as it contributes to an understanding of the early development of the late 19th-century Huron-Sussex neighbourhood and the University of Toronto community. Following the subdivision and sale of the William and Robert Baldwin estates the area was transformed from being market gardens to a residential enclave situated between the commercial activity of Spadina Avenue and the University of Toronto. The Samuel Bennett house was the first house constructed on the street and represents the beginnings of the residential neighbourhood's evolution and growth.

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

Contextually, the Samuel Bennett house is important in defining and maintaining the late 19th century residential scale and character of the Huron-Sussex neighbourhood which was primarily comprised of single family houses of two-three stories, characterized by complex massing, varied materials and richly detailed elements still evident on the north side of Glen Morris Street. The additions of twenty-first century University of Toronto buildings on either side of the Bennett house on the south side of the street, as well as the 1960s Robarts Library at the end of Glen Morris Street, have created a dramatic contrast in scale as well as character and material reflecting the changing social context of the neighbourhood. The Bennett house is, therefore, important as it is visually and historically linked to its surroundings, maintaining the historic neighbourhood streetscape while contributing to its variety through its representation of the rare one-and-a-half storey Ontario house in the Huron-Sussex neighbourhood.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 15 Glen Morris Street, containing the Samuel Bennett house has design, associative and contextual values.

Completed in 1878, the Samuel Bennett house has design value as an example of the classic 19th-century, one-and-a-half storey, Ontario house, which featured a verandah and a single gable dormer window with decorative bargeboard. As the first house to be completed on Glen Morris Street, the property has value as it is associated with the mid-19th century development of the Baldwin family estate and Spadina Avenue, as well as the late 19th century historic origins of the Huron-Sussex neighbourhood which now forms part of the north-west campus of the University of Toronto.

Situated on the south side of Glen Morris Street, between Spadina Avenue and Huron Street, and flanked by 21st-century University of Toronto buildings, the house maintains the original late 19th-century scale and character of the neighbourhood still evident in the houses on the north side of Glen Morris Street and the adjacent Huron Street and Spadina Avenue. The distinctive house form, which contrasts to those later houses on the north side of the street, is a rare surviving legacy of the earliest historic origins of the residential street.

5. SOURCES

Archival Sources

Archival Photographs, City of Toronto Archives (CTA) (see Images with individual citations)
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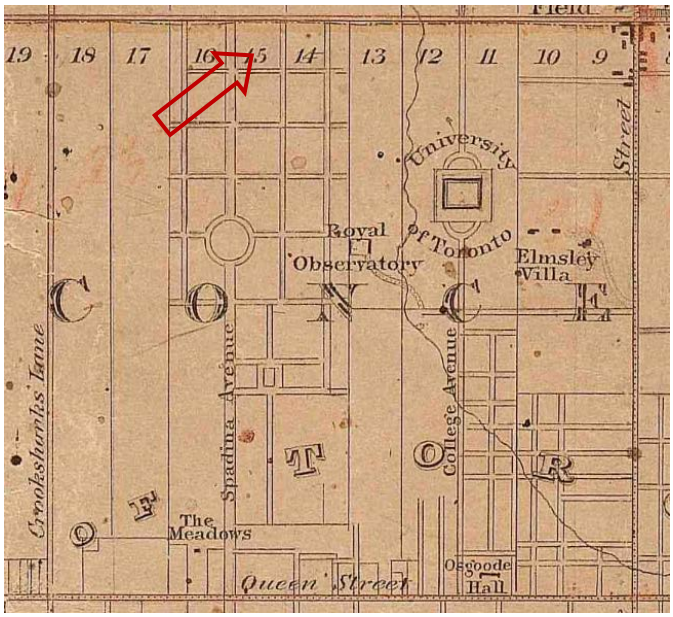
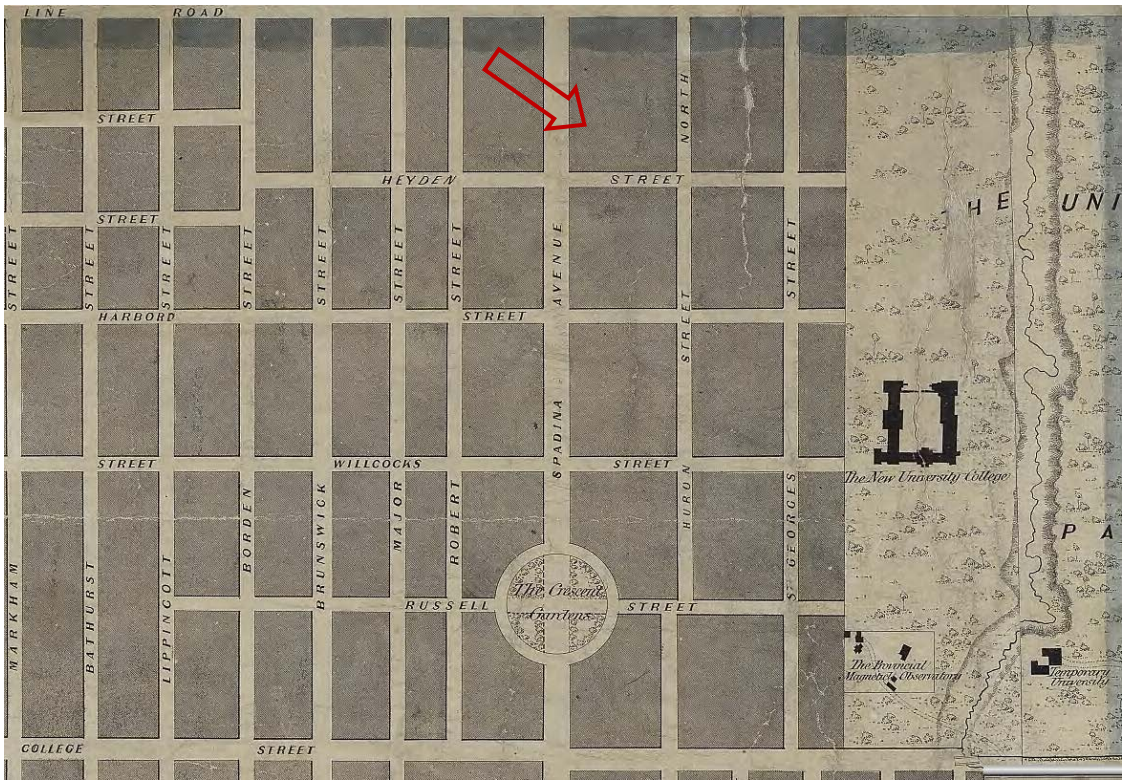
6. IMAGES:

The arrows mark the location of the property at 15 Glen Morris Street. Please note: all maps are oriented with north at the top, unless otherwise indicated

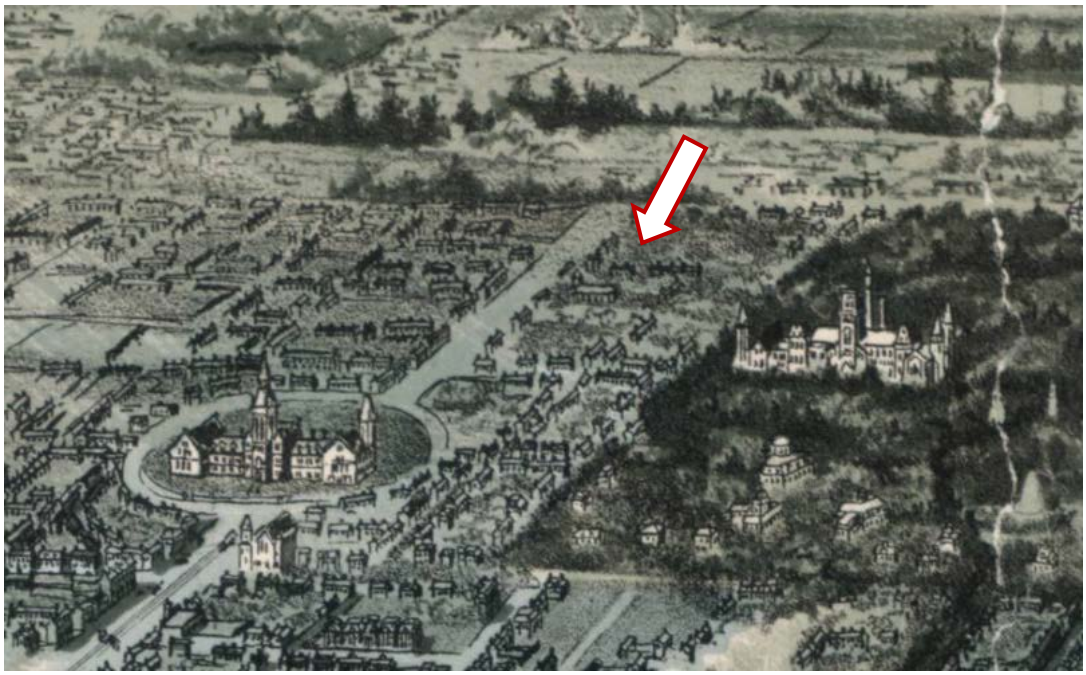
1. City of Toronto Property Data Map: the subject property at 15 Glen Morris is marked on the south side of Glen Morris Street between Spadina Avenue and Huron Street



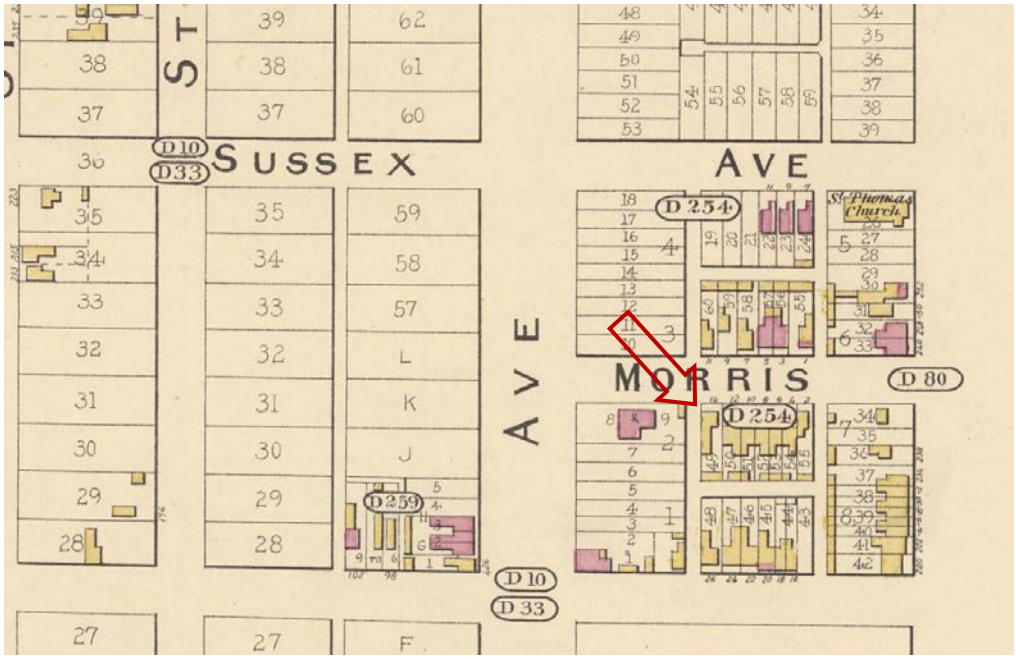
2. J. O. Browne, *Map of the Township of York, 1851* (detail): showing Lots 14, 15 and 16, in the First Concession between today's Queen and Bloor Streets. Following the establishment of the Town of York, these properties were owned by the Russell, Willcocks and Baldwin Families. The map shows the subdivision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



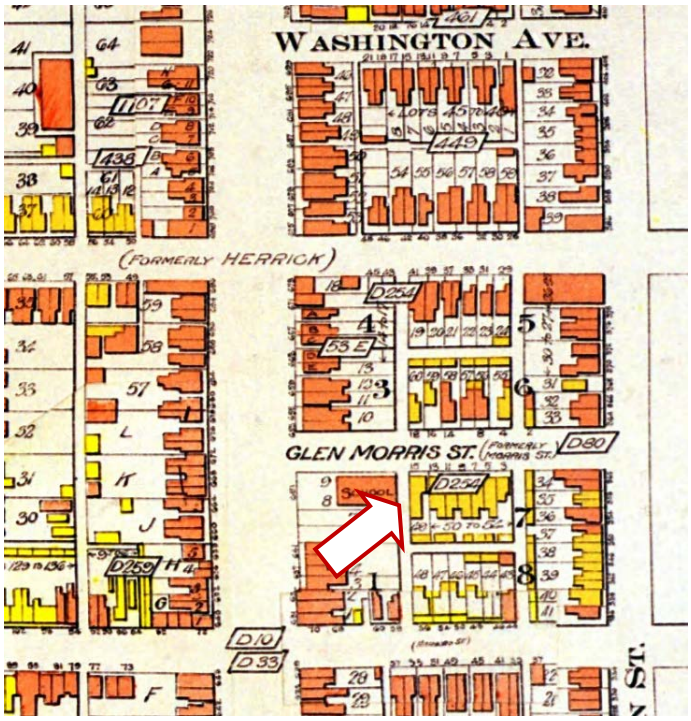
3. Fleming, Ridout & Schreiber, *Plan of the City of Toronto, Canada West, 1857*. (detail): showing the street names of the Baldwin family: Willcocks, Robert, Russell and Heyden. To the east is the University of Toronto, with "The New University College" building footprint indicated. Bloor Street marks the north boundary and College Street the south (City of Toronto Archives [CTA])



4. W. Wesbroom. *City of Toronto [Bird's-Eye-View],* 1886 (detail): showing the Baldwin family lands north of College Street, south of Bloor and west of the University of Toronto with the extra-wide Spadina Avenue and Spadina Crescent with Knox College to the south-west. The lithograph indicates the location of the market gardens and the general lack of development of the land north of Harbord Street in the mid-1880s. (Ng)



5. Goads Atlas, 1884 (detail): shows the development of Plan D254 between Sussex and Harbord Streets with its characteristic H-shaped laneway patterns, east of Spadina Avenue. The Samuel Bennett house is shown on Lot 49, then known as 14 Morris Street (CTA)



6. Goads Atlas, 1913 (detail): showing Morris Street renamed Glen Morris Street. The L-shaped plan of the house with the rear out-building remains consistent to the present day (CTA)

7. Samuel Bennett House, Principal (north) and side (west) elevations, showing the removal of the gable dormer bargeboard and the verandah columns (HPS, 2017)

8. Samuel Bennett house, rear view, showing the garage (1945) which replaced the original out-building and the south and west elevations of the house. Note the Early Learning Centre and Robarts Library in the distance. (HPS 2017)

9. Samuel Bennett house, photograph from 1973 showing the verandah with its original columns, the gable bargeboard and the windows with their double hung, two-over-two sash. (City of Toronto Archives [CTA], Fonds 2043, Series 1587)

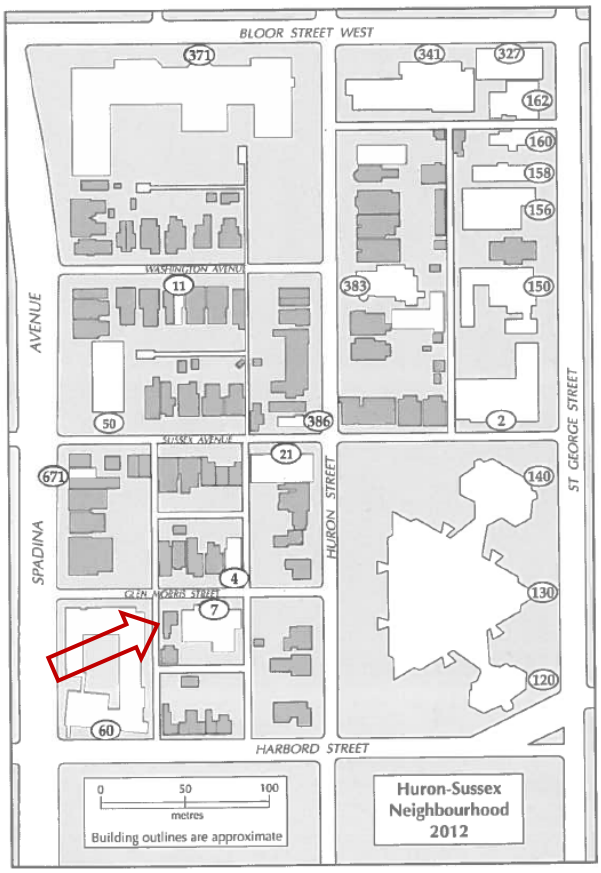
10. Toronto Historical Board Photos, "South Side of Glen Morris Street ?," showing another example of the one-and-a-half storey Ontario house type constructed in the neighbourhood and since demolished (CTA, Series 1465, File 267, Item 57)

11. Corner Store, originally one-and-a-half storey Ontario house-type, north-west corner of Glen Morris and Huron streets (Google maps, November 2016)

12. 15 Glen Morris Street, Photograph taken in May 2016 with the original barge-board and recent wood columns on the brick piers of the verandah (Google Maps, May 2016)

13. Late-19th century houses and the church of 1913 on the north side of Glen Morris Street. Note Robarts Library at the upper right hand of the photograph
(HPS, 2017)

14. Robarts Library terminating the vista at the east end of Glen Morris Street, with the Early Learning Centre, 2003 on the right next to 15 Glen Morris Street.
(Google Maps, April 2014)



14. Map of the Huron-Sussex neighbourhood, 2012. On Glen Morris Street the scale and pattern of the original late 19th century persists (grey-toned buildings) but is surrounded by the Graduate House (no. 60), the Early Learning Child Centre (no. 7) and Robarts Library (no. 130). No. 4 is the Studio Theatre, owned by the University of Toronto, but occupies the original 1913 St. Paul's Lutheran English church which maintains the neighbourhood scale and character. (Williams et al, p. 97)

15. South Side of Glen Morris Street: showing the Samuel Bennett house, 1878, flanked by the Early Learning Centre, 2003 and Graduate House, 2000. (HPS, 2017)