

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 70 Lowther Avenue

Date: April 6, 2017

To: Toronto City Council

From: Chief Planner and Executive Director, City Planning Division

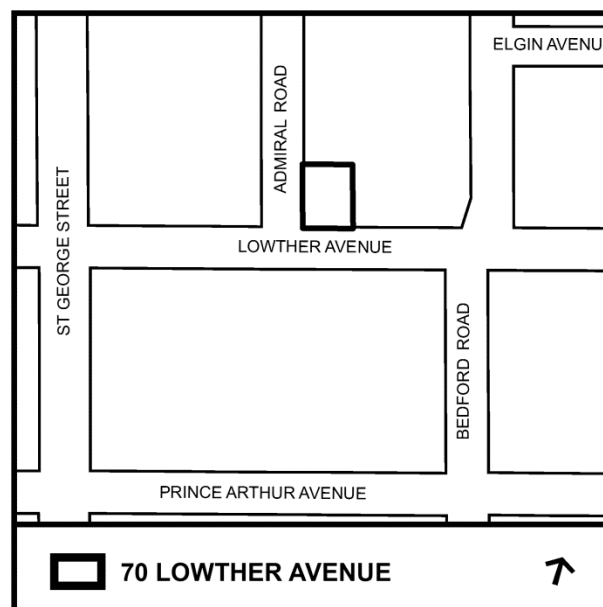
Wards: 20 - Trinity-Spadina

SUMMARY

This report recommends that City Council include the property at 70 Lowther Avenue on the City of Toronto's Heritage Register, and state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act.

The subject property is located on the northeast corner of Lowther Avenue and Admiral Road in the historic Annex neighbourhood and contains a 2½-storey house form building dating to 1901.

At its meeting of February 22, 2017, Toronto and East York Community Council adopted TE22.97 "Heritage Evaluation of 70 Lowther Avenue," requesting that the property be evaluated for designation under Part IV, Section 29 of the Ontario Heritage Act.



Following research and evaluation, it has been determined that the property at 70 Lowther Avenue 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.

Properties on the Heritage Register will be conserved and maintained in accordance with Official Plan Heritage Policies. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

In January 2017, the owner of the property at 70 Lowther Avenue submitted a proposal to sever the site into three lots and replace the current house form building with a single house and a pair of semi-detached houses.

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

RECOMMENDATIONS

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

1. City Council include the property at 70 Lowther Avenue on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 70 Lowther Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 70 Lowther Avenue (Reasons for Designation) attached as Attachment No. 3 to the report (April 6, 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 designation 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

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of February 22, 2017, Toronto and East York Community Council adopted TE22.97 "Heritage Evaluation of 70 Lowther Avenue" requesting the evaluation of the property for designation under Part IV, Section 29 of the Ontario Heritage Act: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE22.97>

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) are attached. Staff have completed the Heritage Property Research and Evaluation Report (Attachment 4) for the property at 70 Lowther Avenue and determined that it meets Ontario Regulations 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.

The property at 70 Lowther Avenue is valued as a well-crafted early-20th century house form building with Queen Anne Revival styling by Toronto architect C. J. Gibson that is associated with the development of the Annex and contributes to the character of the east part of the neighbourhood where it anchors the northeast corner of Admiral Road.

The Statement of Significance (Attachment 3) for 70 Lowther Avenue 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
E-mail: tamara.ansoncartwright@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Photographs
Attachment 3 – Statement of Significance (Reasons for Designation)
Attachment 4 – Heritage Property Research and Evaluation Report



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of the site at 70 Lowther Avenue.



Current photographs of the property at 70 Lowther Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 70 LOWTHER AVENUE ATTACHMENT 3 (REASONS FOR DESIGNATION)

The property at 70 Lowther Avenue 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 values.

Description

Located on the northeast corner of Admiral Road, the property at 70 Lowther Avenue contains a 2½-storey house form building dating to 1901 that was designed by Toronto architect C. J. Gibson for merchant Reginald Northcote and occupied for 30 years by the daughter of biscuit manufacturer, William Christie.

Statement of Significance

The Reginald Northcote House at 70 Lowther Avenue has design value as a well-crafted example of an early-20th century house form building with the Queen Anne Revival styling inspired by 16th and 17th century British architecture that became popular in Toronto at the end of the Victorian era. The combination of medieval and classical elements, the mixture of materials, and the varied fenestration displayed on the Reginald Northcote House are the key characteristics of the style.

The property at 70 Lowther Avenue is valued for its association with the historic Annex neighbourhood that developed north of Bloor Street between Bedford Road and Spadina Avenue following its subdivision according to the "Toronto Annexed Plan" in 1886. With the annexation of the area by the City of Toronto in 1887, the Annex became one of the most desirable residential neighbourhoods in the city and the home to many of the community's civic and business leaders. Located on Lowther Avenue, which marked the south boundary of the 1886 plan, the Reginald Northcote House was first occupied by Reginald Northcote, the businessman who commissioned the dwelling and, for 30 years in the mid-20th century, Annie E. Barclay, the daughter of famed biscuit manufacturer, William Christie.

The associative value of the Reginald Northcote House is also related to its designer, the prolific Toronto architect, C. J. (Charles John) Gibson. During the four decades he oversaw a solo practice, Gibson accepted commissions in the city's upscale suburban neighbourhoods, including the Annex where the Ernest A. Simpson House (1896) at 12 Admiral Road is among his other projects and is listed on the City of Toronto's Heritage Register.

Contextually, the property at 70 Lowther Avenue supports and maintains the character of the east part of the historic Annex neighbourhood that is recognized by its intact collection of fine house form buildings dating to the late 19th and early 20th centuries, including those that are listed on the City's Heritage Register and designated under Part V of the Ontario Heritage Act as part of the East Annex Heritage Conservation District (HCD).

The Reginald Northcote House is also visually and historically linked to its setting where it anchors the northeast corner of Admiral Road and, with its neighbours to the east, faces south to overlook Taddle Creek Park. It contributes to the group of substantial house form buildings in the block, which includes the Miller Lash House (1906, and now the Society of Friends' Meeting House) at 60 Lowther Avenue.

Heritage Attributes

The heritage attributes of the Reginald Northcote House at 70 Lowther Avenue are:

- The setback, placement and orientation of the building on the northeast corner of Lowther Avenue and Admiral Road
- The scale, form and massing of the 2½-storey house form building above the stone base with the window openings
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The cross-gable roof with the extended eaves with the purlins, the brick chimneys, the dormers, the gables with the strapwork and, on the east slope, the scalloped shingles
- The fenestration on the principal (south), side (east and west) and rear (north) elevations, with the flat-headed openings with the varied sizes, the single- and 2½-storey bay windows, the bow windows (with the bow window on the south elevation marking the original principal entrance to the house), and the multi-paned windows in some of the openings
- On the west elevation on Admiral Road, the three-sided frontispiece with the window openings on all of the walls

Note: the original single-storey verandah at the southeast corner was first enclosed then altered with the addition of the first-floor entrance (east) and the second storey. The rear (north) wing was extended with the second-storey addition. These features are not identified as heritage attributes.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**REGINALD NORTHCOTE HOUSE
70 LOWTHER AVENUE**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

March 2017

1. DESCRIPTION



Above: Reginald Northcote House at 70 Lowther Avenue on the northeast corner of Admiral Road (Heritage Preservation Services, 2017)

Cover: aerial photograph, 70 Lowther Avenue (www.bing.com/maps)

70 Lowther Avenue: Reginald Northcote House	
ADDRESS	70 Lowther Avenue (northeast corner of Admiral Road)
WARD	Ward 20 - Trinity-Spadina
LEGAL DESCRIPTION	Plan M6, Lots 93 and 94
NEIGHBOURHOOD/COMMUNITY	Annex Neighbourhood ¹
HISTORICAL NAME	Reginald Northcote House
CONSTRUCTION DATE	1901
ORIGINAL OWNER	Reginald Northcote, merchant
ORIGINAL USE	Residential (detached house)
CURRENT USE*	Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	C. J. Gibson, architect
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick and stone trim
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	March 2017

¹ This report references the entire Annex neighbourhood as it is historically known. In the late 20th century, Spadina Road became the dividing line when the area became popularly known as the East Annex and the West Annex, with the subject property located in the former sector

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 70 Lowther Avenue, and applies evaluation criteria to determine whether it merits inclusion on the City of Toronto's Heritage Register and 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
1793	The Town of York (Toronto) is founded, followed by the subdivision of the land between present-day Bloor Street and St. Clair Avenue into 200-acre farm lots (Image 2a)
1808	Prior to his death, Peter Russell acquires substantial acreage in York Township, including farm lot 23, which was inherited by members of the Baldwin family
1860	On Tremaine's Map, Lot 23 is labelled "Russell Hill" for the country estate of Admiral Augustus William Baldwin (Image 2b)
1878	The "Baldwin Estate" is shown on Miles's Illustrated Historical Atlas of York County (Image 2c)
1884	The first Goad's Atlas depicting the area shows the undeveloped tract at the south end of Lot 23, as well as the subdivision of adjoining Lot 22 (east) where the street pattern includes Lowther Avenue (Image 2d)
1885	Toronto developer Simeon Herman Janes acquires the remaining land at the south end of Lot 23
1886 July	S. H. Janes and Company advertises the "Toronto Annexed Plan" for the area bounded by Lowther Avenue, Huron Street, Davenport Road and a line east of Bedford Road (Images 3a-b) and registers Plan M6 (Image 3c)
1887	The City of Toronto annexes the unincorporated area north of Bloor Street West and west of Yorkville
1900 Aug	Percival Ridout owns the subject property on the northeast corner of Lowther Avenue and Admiral Road, comprising vacant lots 93 and 94 under Plan M6
1901 Mar	New owner Reginald Northcote is issued a building permit for a 2½-storey dwelling on the subject property, identifying C. J. Gibson as the architect (Image 3d)
1901 Aug	Northcote's house is "unfinished" according to the tax assessment rolls
1902 Aug	The tax assessment rolls reveal that Northcote has severed his property, occupying the subject house at the west end of the site and retaining the vacant portion to the east (where the adjacent dwelling at 66 Lowther is built two years later)
1909 Sept	Frederick Sydney Hammond, a broker, is the new owner and occupant of 70 Lowther
1910 Sept	When the tax assessment rolls are compiled, 70 Lowther is owned, but not yet occupied by Annie E. Barclay, the widow of David S. Barclay and the eldest daughter of biscuit manufacturer, William Christie

1911	An archival photograph includes 70 Lowther (Image 3e)
1912	The subject building is first illustrated on the update to Volume 1 of Goad's Atlas (Image 2e) ²
1941	Following Annie E. Barclay's death, her daughter, Jeannette Westwood Barclay continues to occupy the house until the early 1950s
1954	Building records indicate that the house is converted to a multi-unit building
1963	The main entrance is located from the south to the rear (north) elevation
1967	An application is submitted for the east addition where the main entrance is relocated and shown afterward in an archival photograph (Image 3f)
1993	An application is made for a rear (north) addition and, five years later, a second storey to the latter
2003	An application is made to add a second storey to the east addition
2017	An application is submitted to redevelop the subject property

ii. HISTORICAL BACKGROUND

Annex Neighbourhood:

The property at 70 Lowther Avenue is located in the Toronto neighbourhood historically known as "The Annex," which developed in the late 19th century within the boundaries of Bloor Street West (south), Avenue Road (east), Dupont Street (north), and Bathurst Street (west). At the east end, the section of the community now popularly known as the East Annex contains the first large-scale residential Heritage Conservation District (HCD) designated by the City of Toronto.³

The origins of the area date to the 1790s when, following the establishment of the provincial capital at York (Toronto), the land between present-day Bloor Street and St. Clair Avenue was divided into a series of 200-acre farm lots that were awarded to government associates (Image 2a). Lot 23 (between present-day Huron Street and Bedford Road), was part of a large parcel of land assembled in the late 18th century by Peter Russell, administrator of the government of Upper Canada (Ontario). His sister and heir, Elizabeth Russell, sold Lot 23 to a relative, Admiral Augustus William Baldwin, who developed a country estate named "Russell Hill" on the allotment (Image 2b). The south part of the military veteran's lot was conveyed to his great-nephew, William Augustus Baldwin by the late-19th century when it was illustrated on the atlases attached as Images 2c and 2d. In 1885, the parcel was acquired by Simeon Herman Janes, who had previously developed a residential subdivision at the south end of adjoining Lot 22 (between present-day Avenue and Bedford roads).⁴ Janes extended the street pattern westward in 1886 when his company advertised and registered the "Toronto Annexed Plan" on the lands outlined by Lowther Avenue, Huron Street,

² The subject area was not updated on the 1903 revisions to Goad's Atlas

³ The East Annex HCD was adopted in 1994 by City of Toronto By-law 520-94:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=9386111c085e1410VgnVCM10000071d60f89RCRD>

⁴ With the former Village of Yorkville, this area was the first annexed by the City of Toronto in 1883

Davenport Road and a line east of Bedford Road (Images 3a-3c). The City of Toronto annexed this area in 1887 and, with the availability of municipal services, it rapidly developed with residential buildings, including many that are recognized on the City of Toronto's Heritage Register.⁵

70 Lowther Avenue:

The property at 70 Lowther remained vacant until 1901 when Reginald Northcote (1860-1928), after purchasing and severing the parcel, commissioned the house on the northeast corner of Admiral Road. A Toronto merchant, Northcote occupied the dwelling with his wife, Isabella Scott (1860-1956) and son, Stafford (1887-1963) until 1909 when he moved nearby to 64 Admiral Road. Northcote retired from business in 1912 and was described as "one of Toronto's best known and respected citizens" when he died in 1928.⁶

Reginald Northcote sold his property at 70 Lowther to Frederick Sydney Hammond (1885-1915), a Toronto broker who briefly occupied the site.⁷ In 1911, Annie E. Barclay acquired the subject property, where she resided for 30 years. Born Anne Elizabeth Christie (1858-1941), she was the eldest daughter and one of the four surviving heirs of William Mellis Christie, co-founder of the famed Christie, Brown and Company, biscuit manufacturers.⁸ She was married to David Spence Barclay (1859-1905), co-founder in 1889 of Barclay, Clark and Company, a noted lithography firm that was a predecessor of Rolph-Clark-Stone Limited.⁹ Following her husband's untimely death, Annie E. Barclay moved with her two children from Rosedale to the subject property. Her daughter, Jeannette Westwood Barclay (1888-1965) resided at 70 Lowther until the mid 1950s when the house was converted into multiple units.

C. J. Gibson, Architect:

The Reginald Northcote House was designed by Toronto architect C. J. (Charles John) Gibson (1862-1935), who was described as "for many years prominent in building circles" in this city.¹⁰ Educated in New York City before he embarked on a short-term partnership with architect Henry Simpson, Gibson opened a solo office in Toronto in 1891 and designed a "preponderance of industrial and domestic architecture..." during the next 40 years. His commissions of note ranged from the Toronto Knitting Mills complex (1896) on Berkeley Street, to the updates to the Albany Club (1930) on King Street East.¹¹ The collections of houses Gibson designed in the Rosedale, Forest Hill, Moore Park and Annex neighbourhoods included the Reginal Northcote House at 70 Lowther Avenue.¹²

5 <http://app.toronto.ca/HeritagePreservation/setup.do?action=init>

6 Obituary, *Toronto Star*, June 27, 1928

7 On his way to England to secure a military commission, Hammond died in the sinking of the Lusitania in 1915

8 The firm's manufacturing complex at 200 King Street East (now a campus of George Brown College) is designated under Part IV, Section 29 of the Ontario Heritage Act

9 The 1894 building custom-designed for Barclay's firm at 26-30 Lombard Street is designated under Part IV, Section 29 of the Ontario Heritage Act

10 *Toronto Star*, June 24, 1935, 3

11 Both properties are designated under Part IV, Section 29 of the Ontario Heritage Act

12 Standard Dictionary of Canadian Biography, Vol. 2, 1934

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 70 Lowther Avenue are found on the cover and in Sections 2 and 6 of this report. The Reginald Northcote House is designed with features of the Queen Anne Revival, the most elaborate of the styles introduced at the end of the Victorian era. Inspired by 16th and 17th century British architecture and promoted by notable architect Richard Norman Shaw, the Queen Anne Revival combined medieval and classical elements in innovative compositions that were distinguished by the varied fenestration and the exaggerated roof detailing, as well as an array of materials. Its popularity in Toronto began in the 1880s with the unveiling of department store founder Robert Simpson's mansion on Bloor Street East and continued into the early 20th century when the Reginald Northcote House was completed.

The Reginald Northcote House displays the key elements of the Queen Anne Revival style, including the picturesque outline beneath the cross-gable roof with the extended eaves with the purlins, the tall brick chimneys, the dormers, the gables with the strapwork and, on the east slope, the scalloped shingles. Above the rubblestone base with the window openings, the structure is covered with red brick and trimmed with brick, stone and wood. The principal (south), side (east and west) and rear (north) elevations display a variety of window shapes and sizes with round-arched (south and east) and flat-headed window openings, as well as single and 2½-storey bay windows and bow windows (west and south). Some of the openings contain multi-pane sash windows.

On the principal (south) elevation on Lowther Avenue, the main entrance was originally located east of the bay window and, following the conversion of the building to multiple units, was relocated first to the rear (north) wall and afterward to the east elevation where it was placed in the enclosed and extended verandah (Images 3f and 4a, 4c and 4d).¹³ The original (south) entrance was converted to a bow window, complementing the one on the west elevation. On the latter elevation facing Admiral Road, a three-sided frontispiece has window openings on each wall. A decorative iron fence extends long the Lowther Avenue (south) and Admiral Road (west) frontages of the property.

iv. CONTEXT

The map attached as Image 1 shows the location of the property at 70 Lowther Avenue, which anchors the northeast corner of Admiral Road in the historic Annex neighbourhood. Facing Taddle Creek Park to the south, the Reginald Northcote House is part of a collection of late-19 and early-20th century house form buildings in the neighbourhood, many of which are listed on the City of Toronto's Heritage Register, including the adjoining houses at 74, 75, 76, 77, 78, 84 and 88 Lowther Avenue, west of Admiral Road. The property at 70 Lowther Avenue is found outside the west boundary of the East Annex Heritage Conservation District (HCD), which includes the

¹³ City of Toronto Building Records, Toronto and East York, File 28421 (1954), File 97318 (1967), and File 410451 (1998)

neighbouring Miller Lash House (1906, and now the Society of Friends' Meeting House) at 60 Lowther Avenue.

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 Reginald Northcote House at 70 Lowther Avenue has design value as a well-crafted example of an early-20th century house form building with the Queen Anne Revival styling inspired by 16th and 17th century British architecture that became popular in Toronto at the end of the Victorian era. The combination of medieval and classical elements, the mixture of materials, and the varied fenestration displayed on the Reginald Northcote House are the key characteristics of the style.

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	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

Community - The property at 70 Lowther Avenue is valued for its association with the historic Annex neighbourhood that developed north of Bloor Street between Bedford Road and Spadina Avenue following its subdivision according to the "Toronto Annexed Plan" in 1886. With the annexation of the area by the City of Toronto in 1887, the Annex became one of the most desirable residential neighbourhoods in the city and the home to many of the community's civic and business leaders. Located on Lowther Avenue, which marked the south boundary of the 1886 plan, the Reginald Northcote House was first occupied by Reginald Northcote, the businessman who commissioned the dwelling and, for 30 years in the mid-20th century, Annie E. Barclay, the daughter of famed biscuit manufacturer, William Christie.

Architect - The associative value of the Reginald Northcote House is related to its designer, the prolific Toronto architect, C. J. (Charles John) Gibson. During the four decades he oversaw a solo practice, Gibson accepted commissions in the city's upscale

suburban neighbourhoods, including the Annex where the Ernest A. Simpson House (1896) at 12 Admiral Road is among his other projects and is listed on the City of Toronto's Heritage Register.

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

Character - Contextually, the property at 70 Lowther Avenue supports and maintains the character of the east part of the historic Annex neighbourhood that is recognized by its intact collection of fine house form buildings dating to the late 19th and early 20th centuries, including those that are listed on the City's Heritage Register and designated under Part V of the Ontario Heritage Act as part of the East Annex Heritage Conservation District (HCD).

Surroundings - The Reginald Northcote House is also visually and historically linked to its setting where it anchors the northeast corner of Admiral Road and, with its neighbours to the east, faces south to overlook Taddle Creek Park. It contributes to the group of substantial house form buildings in the block, which includes the Miller Lash House (1906, and now the Society of Friends' Meeting House) at 60 Lowther Avenue.

4. SUMMARY

The property at 70 Lowther Avenue is valued as a well-crafted early-20th century house form building with Queen Anne Revival styling by Toronto architect C. J. Gibson that is associated with the development of the Annex and contributes to the character of the east part of the neighbourhood where it anchors the northeast corner of Admiral Road.

5. SOURCES

Archival Sources:

- Abstract Index of Deeds, Plan M6, Lots 93 and 94
- Archival photographs, City of Toronto Archives and Toronto Historical Board (individual citations with images in Section 6)
- Assessment Rolls, City of Toronto, Ward 4, Division 3, 1900 ff.
- Building Permit #139, March 28, 1901, City of Toronto Archives
- Building Records, City of Toronto, Toronto and East York, 1954 ff.
- City of Toronto Directories, 1885 ff.
- Goad's Atlases, 1884-1923
- Miles, Historical Atlas of the County of York, 1878
- Toronto Annexed Plan, July 1886, Toronto Public Library, Item r-52
- Tremaine, Map of the City of Toronto and the County of York, 1860
- Underwriters' Survey Bureau Atlas, 1958

Secondary Sources:

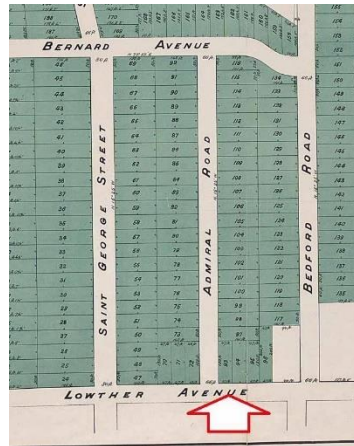
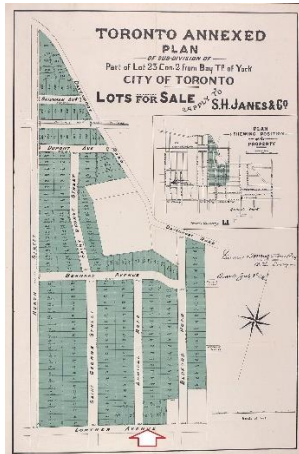
- Arthur, Eric, *Toronto: No Mean City*, 3rd ed. revised by Stephen A. Otto, 1986
- Barclay, Christie and Northcote family records, www.ancestry.ca
- Batten, Jack, *The Annex*, 2004
- Blumenson, John, *Ontario Architecture*, 1990
- Careless, J. M. S., *Toronto to 1918*, 1984
- "Charles John Gibson," entry in *Biographical Dictionary of Architects in Canada, 1800-1950*, <http://www.dictionaryofarchitectsincanada.org/node/1588>
- "Death of David S. Barclay," *The Globe*, October 25, 1905
- Englehardt, George W., *Toronto, Canada: the Book of Its Board of Trade*, 1898
- Kalman, Harold, *A History of Canadian Architecture*, Vol. 1, 1992
- Lundell, Liz, *The Estates of Old Toronto*, 1997
- McHugh, Patricia, *Toronto Architecture: a City Guide*, 2nd ed., 1989
- "Paralysis claims Reginald Northcote," *Toronto Star*, June 27, 1928
- *Toronto in Print: a Celebration of 200 Years of the Printing Press in Toronto, 1798-1998*, 1998
- "William Christie's large estate," *The Globe*, August 21, 1900

6. IMAGES

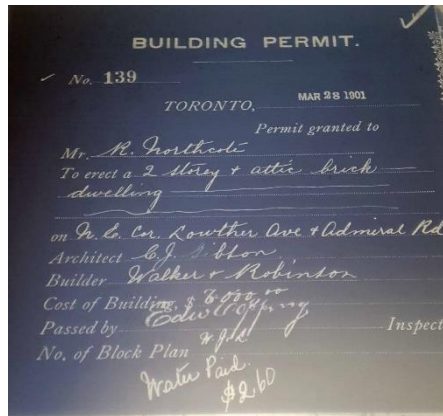
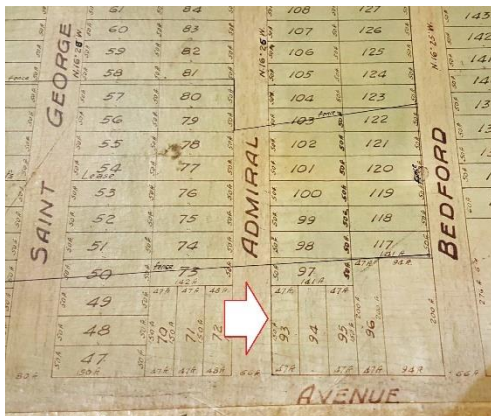
Maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the property at 70 Lowther Avenue. All maps are oriented with north on the top.



1. Location Map: showing the location of the subject property on the northeast corner of Lowther Avenue and Admiral Road (City of Toronto Property Data Map).



3a & 3b. "Toronto Annexed Plan," 1886, including the subject property (right)



3c. Plan M6, 1886

3d. Building Permit #139, March 28, 1901



3e. Lowther Avenue, 1911

3f. 70 Lowther Avenue, 1974

3. Archival Images, 70 Lowther Avenue: Plan, 1886, Toronto Public Library, Item r-52; Plan M68, 1886, Land Registry Office, Toronto; building permit, 1901, City of Toronto Archives; archival photograph, 1911, City of Toronto Archives, Series 372, Item 365; and, archival photograph, 1974, Toronto Historical Board.



4a. South elevation



4b. West (right) and north elevations



4c. East (right) elevation



4d. East (right) elevation detail



4e. Contextual view northwest from Bedford Road across Taddle Creek Park

4. Current Photographs, 70 Lowther Avenue: Heritage Preservation Services, 2017