

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 64 Woodlawn Avenue West

Date: March 21, 2018

To: Toronto Preservation Board

Toronto and East York Community Council

From: Acting Chief Planner and Executive Director, City Planning Division

Wards: Ward 22 - St. Paul's

SUMMARY

This report recommends that City Council include the property at 64 Woodlawn Avenue West 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. Located on the north side of the street, west of Yonge Street and south of St. Clair Avenue West, the property at 64 Woodlawn Avenue West contains a 2½-storey detached house form building dating to 1906 that was designed by the notable Toronto architect, Eden Smith.

At its meeting of November 27, 2017, the Committee of Adjustment refused an application to sever the property at 64 Woodlawn Avenue West into two parcels and two minor variance applications to construct a new three-storey detached dwelling with a below-grade integral garage on each newly severed lot. The refusal was appealed to the Toronto Local Appeal Body (TLAB), where the hearing scheduled for March 20, 2018 was postponed until March 27, 2018.

Following research and evaluation, it has been determined that the property at 64 Woodlawn Avenue West meets Ontario Regulation 9/06, the provincial 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 at 64 Woodlawn Avenue West on the City's Heritage Register and its designation under Part IV, Section 29 of the Ontario Heritage Act would identify all of the property's cultural heritage value and heritage attributes.

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

RECOMMENDATIONS

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

1. City Council include the property at 64 Woodlawn Avenue West on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 64 Woodlawn Avenue West under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 64 Woodlawn Avenue West (Reasons for Designation) attached as Attachment 3 to the report, March 21, 2018, from the Acting 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 to the designation 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

The Committee of Adjustment application, decision notice and all supporting documentation is available on the City of Toronto's Development Applications web site: <http://app.toronto.ca/DevelopmentApplications/mapSearchSetup.do?action=init>

Documentation concerning the appeal to the Toronto Local Appeal Body is found on the same web site.

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 4) for the property at 64 Woodlawn Avenue West 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.

Located on the north side of Woodlawn Avenue West, west of Yonge Street and south of St. Clair Avenue West, the Caldecott House (1906) is valued as a fine representative example of Period Revival design influenced by the Arts and Crafts movement by the notable Toronto architect, Eden Smith, which was commissioned by Toronto businessman and trade expert, Stapleton Caldecott. Contextually, the property contributes to the character of Woodlawn Avenue West, which originated as part of politician and lawyer William Hume Blake's 19th-century "Woodlawn" estate and was developed afterward as an upscale residential enclave where the Caldecott House is historically, visually and physically linked to its setting.

The Statement of Significance (Attachment 3) for the property at 64 Woodlawn Avenue West 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 according to the provisions of the Ontario Heritage Act.

CONTACT

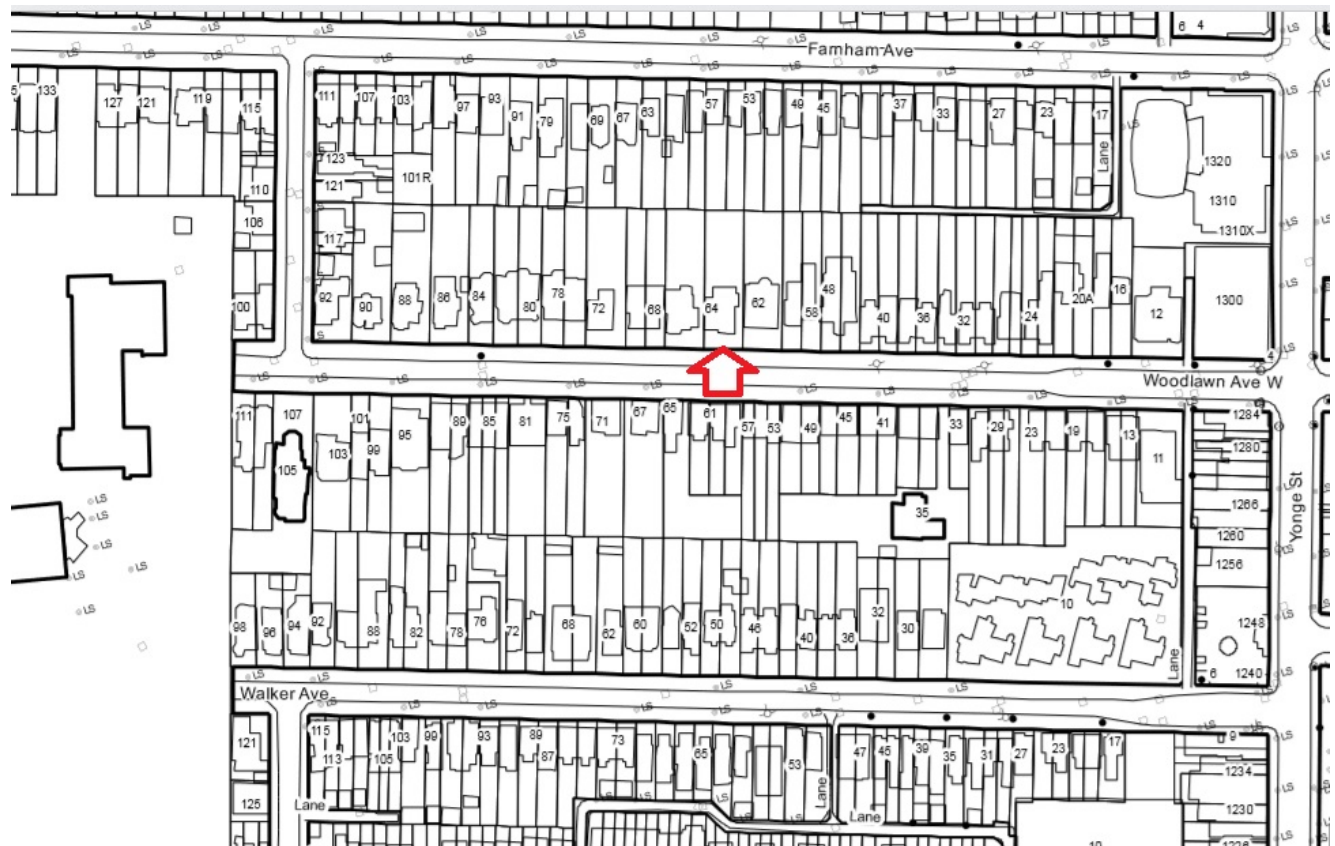
Tamara Anson-Cartwright, CAHP
Program Manager
Heritage Preservation Services
Tel: 416-338-1093; Fax: 416-392-1973
E-mail: Tamara.Anson-Cartwright@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Acting Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Photograph
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.



64 Woodlawn Avenue West, showing the principal (south) elevation

(Heritage Preservation Services, 2018)

STATEMENT OF SIGNIFICANCE:
64 WOODLAWN AVENUE WEST
(REASONS FOR DESIGNATION)

ATTACHMENT 3

Caldecott House

The property at 64 Woodlawn Avenue West 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 64 Woodlawn Avenue West contains a 2½-storey detached house form building that is located on the north side of the street, west of Yonge Street and south of St. Clair Avenue West. It was developed on a subdivision of the former "Woodlawn" estate along Walker and Woodlawn avenues, which was annexed by the City of Toronto in 1888. The dwelling at 64 Woodlawn Avenue West was constructed in 1906 for Toronto businessman, Stapleton Caldecott and his wife, Emma Arnold Caldecott according to the designs of the notable Toronto architect, Eden Smith. For over 50 years, the site was owned by James H. Swan, whose family had acquired other allotments on Woodlawn Avenue West in the early 20th century.

Statement of Significance

The property at 64 Woodlawn Avenue West is valued for its design as a fine representative example of an early 20th century house form building designed in the Period Revival style influenced by the Arts and Crafts Movement as interpreted by architect Eden Smith. It is distinguished by its asymmetrical plan with the projecting bays, the complicated roofline with the gables and the distinctive canted chimneys, and the decorative wood strapwork.

The associative value of the Caldecott House is through its identification with Toronto architect Eden Smith, who designed the dwelling. The English-born architect is noted for his distinctive designs influenced by the Arts and Crafts ideals of William Morris and his circle. In Toronto, following his high-profile commission for St. Thomas's Church (1892) on Huron Street, Smith focused on designing houses in high-end neighbourhoods and enclaves throughout the city, among them Wychwood Park, the neighbourhood inspired by North American artists' colonies, which was amongst the first Heritage Conservation Districts in Toronto.

The property at 64 Woodlawn Avenue West is also valued for its association with its original owner, Robert Stapleton Pitt Caldecott (1836-1907), who commissioned the house. Caldecott was a highly regarded businessman who served as the president of the Toronto Board of Trade and was considered an expert in international trade.

Contextually, the Caldecott House is valued for its contribution to the character of the area, which originated as William Hume Blake's 19th-century "Woodlawn" estate and was developed afterward as an upscale residential enclave that was annexed by the

City of Toronto in 1888. The property at 64 Woodlawn Avenue West is also historically, visually and physically linked to its setting where, with its neighbours to the west, the Caldecott House is set back from the street line on a slight rise of land.

Heritage Attributes

The heritage attributes of the Caldecott House at 64 Woodlawn Avenue West are:

- The setback, placement and orientation of the building on the north side of the street
- The scale, form and massing of the 2½-storey house form building
- The cross-gable roof with the gable on the south slope, the canted brick corner chimneys, and the gabled wall dormer (south)
- The materials, with the brick cladding and the brick, stone and wood detailing (the brickwork has been painted), including the wood strapwork in the gables
- The principal (south) elevation, with the main entrance, which is set in a flat-headed surround with sidelights under an open gable-roofed porch between single- and two-storey bay windows
- The side elevations (east and west), which are viewed from Woodlawn Avenue West, including the two-storey bay window on the east wall

Note: the rear (north) wing and the detached garage (1929) at the south end of the property are not identified as heritage attributes.

Heritage Property Research and Evaluation Report



Caldecott House

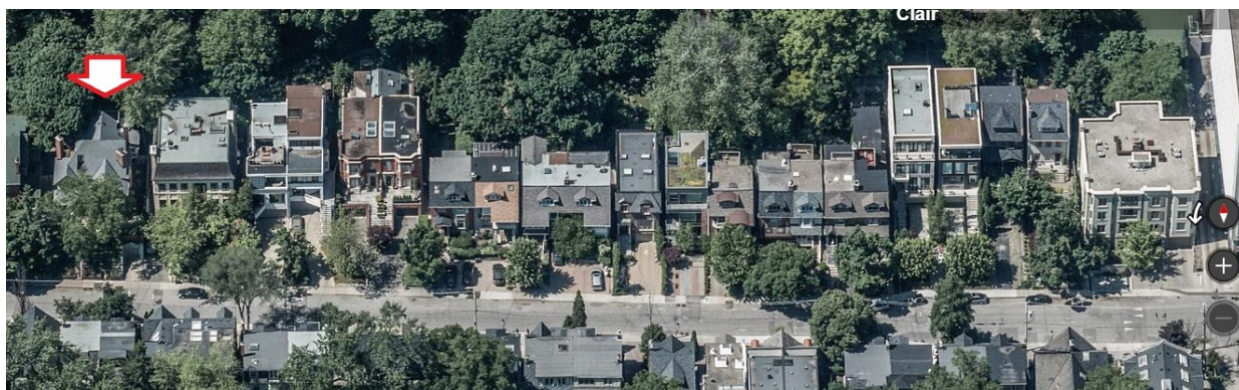
64 Woodlawn Avenue West, Toronto

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

March 2018

1. DESCRIPTION



Above: aerial photograph looking north and showing the property at 64 Woodlawn Avenue West, west of Yonge Street (which is at the right edge of the image) (www.bing.com/maps); cover, current photograph, Caldecott House (Heritage Preservation Services, 2018)

Caldecott House: 64 Woodlawn Avenue West	
ADDRESS	64 Woodlawn Avenue West (north side of street, west of Yonge Street and south of St. Clair Avenue West)
WARD	Ward 22 (St. Paul's)
LEGAL DESCRIPTION	Plan 669Y, Lot 33
NEIGHBOURHOOD/COMMUNITY	See Section 2
HISTORICAL NAME	Caldecott House
CONSTRUCTION DATE	1906
ORIGINAL OWNER	Stapleton Caldecott and Emma Arnold Caldecott
ORIGINAL USE	Residential (detached house form building)
CURRENT USE*	Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Eden Smith, architect
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood detailing
ARCHITECTURAL STYLE	Period Revival influenced by the Arts and Crafts Movement
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	March 2018

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 64 Woodlawn Avenue West, 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
1798	The patent for Lot 21, Second Concession (on the west side of Yonge Street between present-day Bloor Street West and St. Clair Avenue West) is granted to David William Smith and conveyed to John Elmsley, Chief Justice of the Province of Upper Canada
1820s	Elmsley's heirs begin subdividing Lot 21
1838	Politician, lawyer and educator William Hume Blake purchases part of Lot 21, south of St. Clair, where he commissions a country house named "Woodlawn"
1844	Blake's law partner, Joseph Morrison, acquires Blake's tract
1860	Morrison's estate is labelled on Tremaine's Map of the City of Toronto and the County of York (Image 2a)
1886 July	Morrison's executors, Arthur S. Hardy and James B. Morrison, register Plan 669Y, a 92-lot subdivision west of Yonge Street along Woodlawn Avenue West and Walker Avenue, which is annexed by the City of Toronto two years later (Image 2b)
1888 Sept	When Woodlawn Avenue is first assessed in St. Paul's Ward, Lot 33 (the subject property) remains vacant with James B. Morrison identified as the owner
1906 Mar	Building permit #3125 is issued to Stapleton Caldecott for a 2½-storey house on Woodlawn Avenue, naming Eden Smith as the architect (Image 2c)
1906 July	When the tax assessment rolls are compiled, Stapleton Caldecott and his wife, Emma Arnold Caldecott, are the owners of an "unfinished house" on Lot 33
1907 Apr	Stapleton Caldecott dies "suddenly at his residence, 64 Woodlawn Avenue" according to his obituary in the April 18th edition of the <i>Globe</i> newspaper
1907 July	Emma Caldecott remains the owner and occupant of the property at 64 Woodlawn when the tax assessment rolls are compiled
1912 Sept	William Ross, a realtor, is Emma Caldecott's tenant at 64 Woodlawn
1912	The update to Goad's atlas illustrates the building at 64 Woodlawn ¹ (Image 2e)

¹ While the 1903 edition of Goad's Atlas shows a building on Lot 33, a search of the tax assessment rolls indicates that the allotment remained vacant until the subject building was constructed. However, the

1929 July	James H. Swan receives a permit for the garage, identifying Saunders and Hardy as the contractors
1960 Mar	Swan's executors sell the property at 64 Woodlawn to the first of a series of owners

ii. HISTORICAL BACKGROUND

Woodlawn Avenue West

The subject property at present-day 64 Woodlawn Avenue West originated as part of Lot 21 in the Second Concession from the Bay, which was surveyed as one of the farm lots between present-day Bloor Street and St. Clair Avenue West after the founding of York (Toronto). The allotment extended along the west side of Yonge Street, which was surveyed in 1796 as the northward route from the town to the northern hinterland.

In 1838, part of Lot 21 south of St. Clair Avenue West was acquired by the noted lawyer, politician and educator, William Hume Blake, who commissioned a country house named "Woodlawn" on the site (the residence was expanded in the late 19th century and afterward altered).² Blake conveyed the property to his law partner, Joseph Curran Morrison in 1844. Following Morrison's death in 1885, his executors and trustees, Arthur S. Hardy and James B. Morrison, divided the estate into a 92-lot subdivision that was registered under Plan 669Y the next year. The allotments extended along two streets named Walker Avenue and Woodlawn Avenue (West), which were annexed by the City of Toronto in 1888.³

Caldecott House

On the north side of Woodlawn Avenue West, Lot 33 (the subject property) remained vacant in 1888 when it was still owned by James B. Morrison and assessed as part of St. Paul's Ward. According to archival records, no development occurred on the site until 1906 when Robert Stapleton Pitt Caldecott (1836-1907) and his wife, Emma Arnold Caldecott (1849-1941) commissioned the house at 64 Woodlawn Avenue West (Image 2d). An English businessman, Caldecott emigrated to Montreal in the 1860s and joined the firm of T. James Claxton and Company, one of the largest dry goods enterprises in Canada. Following his relocation to Toronto in 1879, Stapleton Caldecott continued in the same trade, operating Caldecott, Burton and Company (afterward Caldecott, Burton and Spence) with his brother-in-law. During his career, Caldecott served as the president of the Toronto Board of Trade, a director of the Birkbeck Investments and Savings Company (in Toronto and England), president of the Industrial Schools Association and treasurer of Wycliffe College. Prior to moving to Woodlawn Avenue, Caldecott resided with his family on Bloor Street East near St. Paul's Anglican Church

same source records a house under construction on adjoining Lot 34 in 1890, suggesting an error on the atlas

² "Woodlawn" at 35 Woodlawn Avenue West is designated under Part IV, Section 29 of the Ontario Heritage Act

³ At the time of annexation, the Morrison Estate was adjoined to the south by Yorkville, the first independent municipality annexed by the City of Toronto in 1883, and to the north by part of Deer Park, the unincorporated community adjoining the intersection of Yonge and St. Clair, which was absorbed by the City in 1908

where he was memorialized following his death, "suddenly at his residence, 64 Woodlawn Avenue" in April 1907. Caldecott's obituary in the "Globe" described him as a "prominent figure in the commercial life of Toronto, well-known Liberal and authority on trade matters."⁴

Following her husband's death, Emma Caldecott continued to reside at 64 Woodlawn Avenue West until the pre-World War I era when William Ross, a realtor, was her tenant in the house. By 1929, the property was conveyed to James H. Swan, who received a permit for the current detached garage on the site. Swan, whose family owned adjoining properties along Woodlawn Avenue West, retained the Caldecott House until his death in the late 1950s.

Eden Smith, Architect

The building permit issued to Stapleton Caldecott in March 1906 named the English-born architect Eden Smith (1859-1949) as the designer of the detached house form building. By this time, Smith was among the most recognized practitioners in the city. He arrived in Toronto in the late 1880s, working for the local firm of Symons and Rae before opening a solo office in 1891. Apart from a brief partnership (1895-1899) with Eustace G. Bird, Smith practiced alone until the summer of 1906 when he was joined by the first of his two sons. Smith's distinctive commissions showed the influence of the Arts and Crafts ideals of William Morris and his circle, 15th and 16th century British architectural precedents, and the work of influential English architects including Sir Edwin Lutyens, C. F. A. Voysey, Richard Norman Shaw and, in particular, William R. Lethaby, who was described as "the leading Arts and Crafts architect, theorist and educator of his day".⁵ Eden Smith first drew attention to his practice with St. Thomas's Church (1892) on Huron Street and, after the turn of the century, executed memorable projects that included the community housing estates known historically as Spruce Court and Riverdale Court (1913), as well as three Carnegie-funded branches for the Toronto Public Library (1915) and the Studio Building (1914) in the Rosedale Ravine for Group of Seven artist, Lawren Harris.⁶

In Toronto, Eden Smith is particularly noted for his innumerable residential projects, with many of the extant examples documented by author W. Douglas Brown in his 2003 biography, *Eden Smith: Toronto's Arts and Crafts Architect*. The architect's most visually compelling designs incorporated varied silhouettes, sweeping roofs with extended eaves and multiple chimneys, off-centre gables, and multi-paned casement-style windows. Eden Smith's plans for his family residence at present-day 267 Indian Road (1896) displayed the "turnaround" interior layout with a side entrance that is a distinctive feature of some of his commissions (the property is designated under Part IV, Section 29 of the Ontario Heritage Act). In collaboration with his sons, Smith afterward designed his own home and nearly a dozen other residences in Wychwood Park, the Toronto neighbourhood that was inspired by artists' colonies and was among the first Heritage Conservation Districts designated under Part V, Section 29 of the Ontario Heritage Act by the City of Toronto. On Woodlawn Avenue, the Caldecott House is among a small collection of houses designed by Eden Smith, along with the

⁴ Globe, April 18, 1907

⁵ Brown, 15

⁶ All of the latter properties are listed on the City of Toronto's Heritage Register

neighbouring buildings at 99 and 103 Woodlawn, the latter dating to 1908 and 1906, respectively.⁷

iii. Architectural Description

Current photographs of the property at 64 Woodlawn Avenue West are found on the cover and in Sections 2 and 6 of this report. The Caldecott House displays features of the Tudor Revival, a variant of the Period Revival style popular in Canada during the World War I era, with elements drawn from the Arts and Crafts Movement that were a distinguishing feature of Eden Smith's residential commissions. The design is particularly noted for the proliferation of gables, the architect's trademark canted chimneys, and the application of Tudor-inspired mock strapwork.

The Caldecott House rises 2½ stories beneath a cross-gable roof with tall canted brick corner chimneys and, on the south slope, a prominent gable and gabled wall dormer. Clad with brick (which is currently painted), the detailing includes the wood applied for the strapwork in the gables on the roof and the open gable-roofed porch protecting the main (south) entrance. This entry is placed in a flat-headed surround with sidelights and is flanked by single-storey (east) and two-storey (west) bay windows. The side elevations (east and west) are visible from Woodlawn Avenue, with projections including a two-storey bay window on the east wall.

iv. Context

The property at 64 Woodlawn Avenue West is shown on the location map in Image 1. It is found on the north side of the street where, with its neighbours to the west, it is set back from Woodlawn Avenue and elevated on a rise of land. While there has been infill along the street, detached house form buildings from the same era as the subject property remain, along with "Woodlawn" (the remaining components of the William Hume Blake House, dating to the 1840s and late 19th century) at 35 Woodlawn to the east (Image 3e), and the Henry Bauld Gordon House (1893) at 105 Woodlawn to the west (Image 3f).

EVALUATION: Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act

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 property at 64 Woodlawn Avenue West has design value as a fine representative example of an early 20th century house form building designed in the Period Revival style influenced by the Arts and Crafts Movement as interpreted by architect Eden Smith. It is distinguished by its asymmetrical plan with the projecting bays, the

⁷ Brown, 32

complicated roofline with gables and distinctive canted chimneys, and the decorative wood strapwork.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	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

The associative value of the Caldecott House is through its identification with Toronto architect Eden Smith, who designed the dwelling. The English-born architect is noted for his distinctive designs influenced by the Arts and Crafts ideals of William Morris and his circle. In Toronto, following his high-profile commission for St. Thomas's Church (1892) on Huron Street, Smith focused on designing houses in high-end neighbourhoods and enclaves throughout the city, among them Wychwood Park, the neighbourhood inspired by North American artists' colonies, which was amongst the first Heritage Conservation Districts in Toronto.

The property at 64 Woodlawn Avenue West is also valued for its association with its original owner, Robert Stapleton Pitt Caldecott (1836-1907), who commissioned the house. Caldecott was a highly regarded businessman who served as the president of the Toronto Board of Trade and was considered an expert in international trade.

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 Caldecott House is valued for its contribution to the character of the area, which originated as William Hume Blake's 19th-century "Woodlawn" estate and was developed afterward as an upscale residential enclave that was annexed by the City of Toronto in 1888. The property at 64 Woodlawn Avenue West is also historically, visually and physically linked to its setting where, with its neighbours to the west, the Caldecott House is set back from the street line on a slight rise of land.

4. SUMMARY

The Caldecott House (1906) is valued as a fine representative example of Period Revival design influenced by the Arts and Crafts Movement by the notable Toronto architect, Eden Smith, which was commissioned by Toronto businessman and trade expert, Stapleton Caldecott. Contextually, the property contributes to the character of Woodlawn Avenue West, which originated as part of politician and lawyer William Hume Blake's 19th-century "Woodlawn" estate and was developed afterward as an upscale residential enclave where the Caldecott House is historically, visually and physically linked to its setting.

The Statement of Significance (Attachment 3) for the property at 64 Woodlawn Avenue West 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 according to the provisions of the Ontario Heritage Act.

5. SOURCES

Primary Sources

- Abstract Index of Deeds, Plan 669Y, Lot 33
- Archival Maps, 1797-1842, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>
- Archival Photographs, Woodlawn Avenue West, Toronto Public Library, including Image 4683
- Assessment Rolls, St. Paul's Ward, 1888-1892, and Ward 3, Divisions 3 and 7, 1893 ff.
- Building Permit #3125, March 19, 1906 (house), and #B8327, July 2, 1929 (garage)
- City of Toronto Directories, 1885 ff.
- Goad's Atlases, 1903 ff.

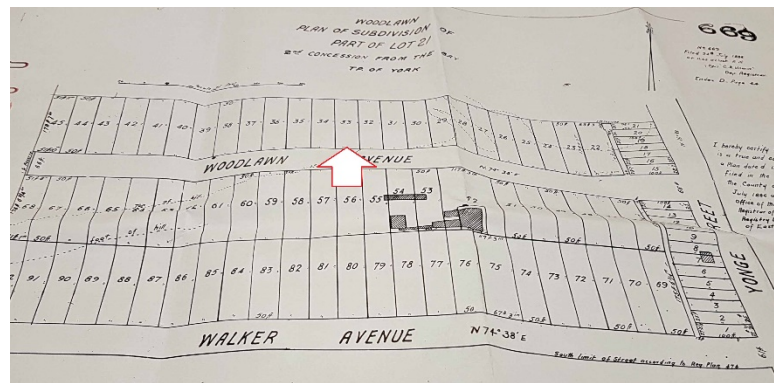
Secondary Sources

- Blumenson, John, *Ontario Architecture*, 1990
- Brown, W. Douglas, *Eden Smith: Toronto's Arts and Crafts Architect*, 2003
- Caldecott Family Records, www.ancestry.ca (including www.findagrave.com)
- Cruickshank, Tom, and John De Visser, *Old Toronto Houses*, 2003
- "Dedicated Memorial," *Globe*, November 11, 1907
- "Eden Smith," entry in *Biographical Dictionary of Architects in Canada*, www.dictionaryofarchitectsincanada.org/node/1310
- Kalman, Harold, *A History of Canadian Architecture*, 1993
- Kinsella, Joan, *Historical Walking Tour of Deer Park*, 1996
- Lundell, Liz, *The Estates of Old Toronto*, 1997
- "Mr. S. Caldecott's death," *Globe*, April 18, 1907

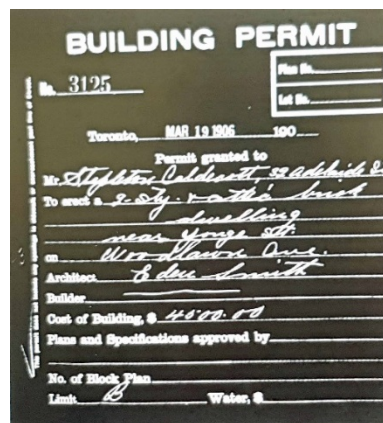
6. IMAGES - maps and other archival images are followed by current photographs. The arrows mark the location of the subject properties. All images are oriented with north on the top unless indicated in the captions.



2a. Tremaine's Map, 1860



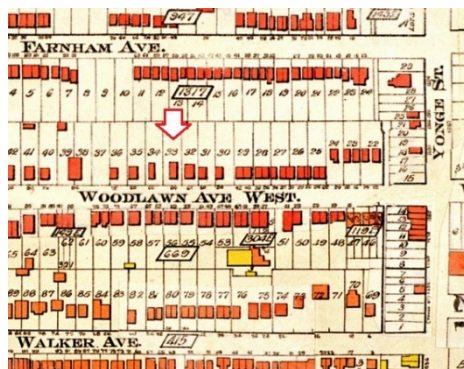
2b. Plan 669Y, 1886



2c. Building Permit 3125, 1906



2d. Stapleton and Emma Caldecott, undated



2e. Goad's Atlas, 1912, Volume 1



2f. Woodlawn Avenue West, 1912

Historical Images: 64 Woodlawn Avenue West (Sources: Map and Atlas, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>; Plan 669Y, Land Registry Office, Toronto; Building Permit, City of Toronto Archives; Caldecott family photo, www.ancestry.ca; archival photograph, Woodlawn Avenue West, Toronto Public Library, Item 4683)



3a. principal (south) elevation, 2018



3b. east side elevation, 2018



3c. west side elevation, 2018



3d. east elevation and garage (south), 2014



3e. 35 Woodlawn Avenue West, 2007



3f. 105 Woodlawn Avenue West, 2007

Current Photographs, 64 Woodlawn Avenue West and Neighbours (Heritage Preservation Services; 2014 image: Google Street View, www.google.ca/maps)