

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



280, 288-290 JARVIS STREET
WILLIAM CARLYLE HOUSES

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

March 2019

1. DESCRIPTION



Above: 280 Jarvis Street (left) 288-290 Jarvis Street (right) with the vacant lot at 284 Jarvis Street in between (Heritage Preservation Services [HPS], 2019)

Cover: 280 Jarvis Street left (left), vacant lot at 284-286 Jarvis Street and 288-290 Jarvis Street (right) (HPS, 2019)

WILLIAM CARLYLE HOUSES - 280 and 288-290 JARVIS STREET	
ADDRESS	280 and 288-290 Jarvis Street
WARD	13
LEGAL DESCRIPTION	280: PLAN 75E LOTS 1 & 2 288: PLAN 75E LOT 5 290: PLAN 75E LOT 6 PLAN D53 PT LOTS 1 & 4
NEIGHBOURHOOD/COMMUNITY	Garden District
HISTORICAL NAME	William Carlyle Houses
CONSTRUCTION DATE	1890
ORIGINAL OWNER	William Carlyle
ORIGINAL USE	Residential
CURRENT USE*	Residential
ARCHITECT/BUILDER/DESIGNER	William Carlyle
DESIGN/CONSTRUCTION/MATERIALS	Stone, brick and terracotta
ARCHITECTURAL STYLE	Richardsonian Romanesque
ADDITIONS/ALTERATIONS	n/a
CRITERIA	Design, associative, contextual
HERITAGE STATUS	Included on the Heritage Register
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	March 2019

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 280 and 288-290 Jarvis Street, and applies evaluation criteria to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	Park Lot 6 is granted to David Smith who trades it to William Jarvis. Jarvis had in turn traded his grant of Park Lot 3 to John Small.
1818	William Jarvis deeds Park Lot 6 to his son Samuel Peters Jarvis.
1824	Samuel Peters Jarvis commissions the architect John Ewart to design a house on the estate known as 'Hazelburn'.
1846-1851	Jarvis engages the architect John Howard to plan the subdivision of his estate for sale. A large portion of the Hazelburn house is demolished to make way for Jarvis Street. Mutual Street and George Streets flank the west and east boundaries of the estate.
1852	William Dixon acquires a small part of Park Lot 6, on the north side of Gerrard Street between Mutual Street and Jarvis Street. Dixon deeds the land to Reverend Alexander Dixon and William Montagu Westamacott. The parcel of land is known as Plan D53 and contains 6 lots of various sizes.
1879	Dr. William T. Aikins purchases the property at 280 Jarvis Street, which contains a brick house and a stable
1890	Dr. Aikins subdivides the property retaining a small portion at the corner where he builds a new house and surgery for himself. The land to the north is subdivided into 6 lots and registered as Plan 75E. William Carlyle acquires the 6 lots and begins construction of three pairs of semi-detached houses
1891	The assessment rolls indicate that by September 1891 the construction of the 6 houses at 280, 282, 284, 286, 288 and 290 Jarvis is complete and all but one (290 Jarvis) is rented.
1949	290 Jarvis: An application is submitted to convert the semi-detached house into two separate family dwellings (Building Permit 94806)
1955	280-282 Jarvis: An application is submitted to convert the pair of semi-detached houses into a lodging house (B.P. 36084)
1956	284-286 Jarvis: A building permit indicates these semis have already been converted into a lodging house (B.P. 42386)
1966	284-286 Jarvis: The pair of semi-detached houses are demolished (B.P. 91314)

1969	288-290 Jarvis: An application is approved to convert the lodging houses to office use for a film production company (B.P. 3699)
1972	280-282 Jarvis: the semis are converted from lodging houses to a single unit for office use and are known as 280 Jarvis Street (B.P. 033087 and 050976)
1973	On June 20, City Council adopts a motion to include the four remaining semi-detached houses at 280 and 288-290 Jarvis Street on the City of Toronto Heritage Inventory
2016	A planning application is submitted for the properties including 280-290 Jarvis Street, 102-110 Gerrard Street and 189-193 Mutual Street to construct a 10-storey building fronting on to Jarvis Street with a 25-storey tower facing Mutual Street. The existing heritage buildings on the site were to be moved and integrated into the proposal

ii. HISTORICAL BACKGROUND

Jarvis Street and the Garden District Neighbourhood

The properties at 280 and 288-290 Jarvis Street are located on the west side of Jarvis Street, just north of Gerrard Street East in the Garden District neighbourhood. *(Image 1)* The properties were originally part of Park Lot 6, one of the parcels of land granted by John Graves Simcoe, the Lieutenant Governor of Upper Canada, to loyal individuals as well as the military and the clergy, after the founding of the Town of York and the establishment of Fort York in 1793. Park Lot 6 was granted to David Smith who traded it to William Jarvis for his Park Lot 3. Lot 6 was a typical park lot, a long and narrow parcel of 100 acres stretching north-south, from Lot Street (now known as Queen Street) to the second concession road (now Bloor Street). *(Image 2)*

William Jarvis (1756-1817) was an American Loyalist who secured numerous lucrative appointments including Provincial Secretary of Upper Canada. Rather than build his home on Lot 6, he preferred to live in the new Town of York where he built a house at Sherbourne and Adelaide Streets. Apart from clearing some of the lot, he left it undeveloped, transferring it to his son, Samuel Peters Jarvis (1792-1857), just before he died in 1817. Samuel began to clear the site in 1822 and in 1824 engaged the distinguished architect, John Ewart (1788-1856), to design a house on the property which was completed in 1825. *(Image 3)* Samuel and his wife Mary Boyles Powell lived there until 1845. By that time, Samuel was encountering various financial difficulties and engaged the prominent architect, surveyor and engineer, John George Howard (1803-1890), to survey the park lot for subdivision and sale.

Howard's plan subdivided the narrow lot on its long axis, with a north-south street named for the Jarvis family running down the middle and aligning with New Street to the south (later known as Nelson, as of 1857, and finally Jarvis Street) and connecting with

the wharves at the lake's edge. (*Image 4*) This was a decisive move for the sale of subdivided lots and for the future development of the city as Jarvis Street, on its way south from the Jarvis estate, would pass the new St. Lawrence Hall with its arcade and market (1849-50) and the second City Hall (1844-5 and 1850-51) with its police station, courts and additional markets on the west side of the street.

With an extraordinary 80' width, Jarvis Street was a grand avenue, called Toronto's Champs Elysees,¹ with additional boulevards of 16' on either side. (*Images 5-6*) It evolved to become a primary north-south route linking the original core of the town of York with the Second Concession Line (now Bloor Street). William Cawthra invested in the development of the southern 40 acres which resulted in smaller lots for working class housing. The northern 60 acres, typically divided into one-acre plots, was intended for grander houses and eventually prominent Toronto families such as the Masseys, Mulocks, Flavells, and McMasters built them. Cawthra, himself, retained eleven acres for his own substantial estate at the upper north-west corner of the park lot at Bloor Street. (*Images 7-8*) Apart from residential buildings, the street attracted institutions such as churches including the Jarvis Street Baptist Church (1869), St. Andrew's Church (1879) and the Toronto Collegiate Institute (later Jarvis Collegiate) and the park and horticultural conservatory at Allan Gardens (opened 1860). The 1878 Illustrated Historical Atlas of the County of York declared:

*Jarvis Street is the handsomest avenue in Toronto and cannot perhaps be equalled on the continent. The well-formed road, the boulevarded borders, and the delightful villas with their well-ordered grounds, present to the eye a very attractive picture.*²

From the late 1800s and early 1900s, new development on Jarvis Street departed from the former large estates and grand houses that had typified the north half of the street adding higher density with row houses, apartment blocks and hotels. One example to the north of the subject properties is the Art Deco Frontenac Arms Apartments (now the Ramada Inn), 300 Jarvis Street, and to the south of Gerrard Street, the apartment block known as Haddon Hall, 262 Jarvis Street. (*Images 9-10*) The wealthy families who had occupied the grand estates steadily moved north to Rosedale and Forest Hill.

Following World War II, the proximity to the downtown core and the increased reliance on the car for transport resulted in Jarvis Street's transformation as a high-traffic through route. It was widened to have five lanes, connecting to the north with Mount Pleasant Road and to the south with the Gardiner Expressway. Initially the area declined. Hotels, such as the aptly named Four Seasons Motor Hotel and high rise apartments led to the demolition of late Victorian houses or their conversion to lodging houses or parking lots. (*Image 11*)

The decline was short-lived and from the 1970s a renaissance began as new high-rise apartment buildings were built to the north of Carlton, and some of the grand 19th-

¹ Thompson, p.132.

² Lundell, p 55.

century houses were reclaimed and converted for other uses. One of the most successful has been the National Ballet School with its preservation and integration of the Northfield House and Havergal Ladies College/CBC building into an architecturally award-winning modern school campus. (*Image 12*)

While current developments include increasingly high towers for condominiums, especially to the south of Dundas Street East, Jarvis Street retains many finely designed and well-crafted buildings and cultural amenities marking the various periods of its history. The Jarvis streetscape presents a cheek-by-jowl mix of 1870s-1880s row-houses and 1970s-1980s high-rises along with the eclectic piles and spires of late Victorian churches and 20th-century institutions, such as Jarvis Street Collegiate, 457 Jarvis Street and the Juvenile and Family Court building, 311 Jarvis Street, and, finally, the green relief that is provided by Allan Gardens. (*Images 13-18*)

Today the neighbourhood is known as the Garden District, aptly named for Allan Gardens with its open parkland and grand landmark conservatory. To the south and east of the Jarvis and Gerrard streets intersection is the proposed Garden District Heritage Conservation District.

280-290 Jarvis Street: Dr William T. Aikins and William Carlyle

In 1879 William T. Aikins, MD, LLD (1827-1897) purchased the property then known as 282 Jarvis Street which contained a large brick house and a stable. (*Image 19*) Dr. Aikins was a distinguished doctor and surgeon who contributed immeasurably to Canadian medicine through his practice, teaching and advocacy for the medical profession as he had been a driving force in the establishment of the first medical faculty at the University of Toronto, and the Council of the College of Physicians and Surgeons of Ontario. His purchase of the property coincided with his retirement, in 1880, from his posts at the Toronto General Hospital and the Toronto School of Medicine. In 1887 he became the Dean of the new Faculty of Medicine at the University of Toronto and in the same year he created the new Department of Surgery, where he was Professor of Surgery. He held both posts until 1895 when ill health ended his career.

Dr. Aikins practiced medicine in his new house, and the change in the building's footprint and the identification of the addition as 284 Jarvis Street³ may indicate alterations to the property to accommodate his medical offices. (*Image 20*) Between September 1889 and September 1890, Aikins subdivided his property, retaining a plot of land at the north-west corner of Jarvis and Gerrard streets where he built a new house and surgery for himself. He subdivided the remaining land to the north into 6 lots registered as Plan

3 Compare the outline of the brick building on the Boulton plan with that of Goad's Atlas 1884.

E75.⁴ Goad's Atlas of 1890 shows his new premises at the corner and the previous house and its extension still extant to the north. (*Image 21*)

By September 1890, William Carlyle had purchased the 6 lots of Plan E75 and had partially completed 6 new "stone and brick" houses. By the following year the houses were complete and all were occupied with tenants. The city directories for 1892 indicate the newly revised addresses for the properties with Dr. Aikins occupying 278 Jarvis Street and the other 6 properties acquiring their current addresses of 280-290 Jarvis Street. The 6 new houses, built as three pairs of semi-detached houses, are shown on Goad's Atlas of 1894. An archival photo provides a view of the east elevation of Dr. Aikins' house and the adjacent semi-detached house at 280 Jarvis Street. A second photo provides a view of the south elevation of Dr. Aikins' house. (*Images 22-24*)

William Carlyle (1820-1903) was born in Scotland and immigrated to Toronto in 1840. He was a successful builder and served as an Alderman for St. Thomas's Ward from 1879-1890⁵ and ran again for election in 1897.⁶ During his term of office he served as Chairman of the Board of Works. In 1884 he was appointed Justice of the Peace for the City of Toronto and the County of York.

Throughout the last years of the 19th century and the first half of the 20th century, Carlyle's six semi-detached houses remained as single family homes. Their subsequent history reflect that of Jarvis Street. Four of Carlyle's six semi-detached houses at 280-282 and 288-290 Jarvis Street were converted to lodging houses in the 1950s. In 1966 the pair at 284-286 Jarvis Street was demolished and the lot has been used as a parking lot. The semis at 288-290 Jarvis Street was converted for office use for a film production company in 1969. Three years later in 1972, those at 280-282 Jarvis Street were also converted for offices becoming a single unit and property, afterwards known as 280 Jarvis Street. The esteemed Dr. William T. Aikins house and surgery was also demolished to make way for a Harvey's take-out restaurant by 1972. (*Image 25-6*) The following year, City Council adopted a recommendation to include the remaining semi-detached houses at 280 and 288-290 Jarvis Street on the City's first Heritage Inventory.

4 Assessment Rolls for St. James ward indicate that in September 1889 the property was occupied by a 2-3 storey brick house and stable owned by Wm. T. Aikins. By September 1890, William Carlyle had purchased the 6 lots and had constructed 6 unfinished brick and stone houses. The City Directories for 1891 also note Dr. Wm T Aikins, Dr Wm. H. Aikins and 6 unfinished houses at the property. By September 1891 the assessment rolls record that the 6 houses are complete and have tenants (except for 290 Jarvis Street)

5 Arthur and Otto, p. 277.

6 Star, January 7, 1897, p. 1 The article indicated that the "alderman-elect" William Carlyle owned property on the west side of Jarvis at 282-290 Jarvis Street. It is not clear if he was re-elected as neither references to his term of office indicate success at this time. More research is required to resolve this matter.

iii. ARCHITECTURAL DESCRIPTION

The three pairs of semi-detached houses known as 280-282, 284-286 and 288-290 Jarvis Street were designed as two-and-a-half-storey buildings on a rectangular plan with narrower, rear, two-storey wings. The middle pair at 284-286 Jarvis Street was demolished in 1966. The remaining two pairs at 280 and 288-290 Jarvis Street are mirror designs of each other, likely designed to frame the middle pair (284-286) as the centrepiece of the composition. To date no records survive to indicate what form that centrepiece might have had. Nonetheless, whether observed as single buildings or part of a composition, the two remaining buildings represent a high standard of design and building craftsmanship and are excellent examples of the Richardsonian Romanesque style. (*Images 27-34*)

By 1890 when these houses were built, the Richardsonian Romanesque style had achieved prominence as it coincided with a period of public building commissions such as Toronto City Hall (1885-1899) and the Ontario Legislature (1886-92), various institutional and university buildings such as Victoria College at the University of Toronto and numerous residential buildings in the Annex, Cabbagetown and Rosedale. The name Richardsonian Romanesque acknowledges its origin with the famous American architect Henry Hobson Richardson (1838-1886). Diverting from previously popular 19th-century Gothic and Classical styles, Richardson's work incorporated the style of 11th and 12th-century French Romanesque cathedral and monastic architecture, particularly its use of round arched openings and rusticated stone.

The characteristics of Richardsonian Romanesque are evident at 280 and 288-290 Jarvis Street in the exuberant complex massing seen on the principal eastern elevation which combines an octagonal bay terminating in a dramatic turret with an octagonal pyramid roof off-set by two steeply pitched dormers of contrasting sizes, a bay window with stained glass (280 Jarvis) and several chimneys.⁷ The broad arch framing the recessed paired entrances and the cladding of two types of rusticated sandstone, red brick and scalloped terracotta tiles are quintessential Richardsonian Romanesque features. Alternating courses of projecting brick headers and the decorative terracotta reliefs based on Romanesque mouldings add to the rich surface textures that characterise the style. Its application here at 280 and 288-290 Jarvis Street with its asymmetrical composition of turrets and bays conceals the fact that these houses were semi-detached because the two halves are not identical, as is customary for semi-detached houses. Stained glass windows which survive in the bay window at 280 Jarvis are typical of late 19th-century Victorian architecture, inspired by the Arts and Crafts Movement.

The side and rear elevations of the two three-storey buildings with their rear two-storey wings are much simpler, clad in brick with a sandstone foundation, originally with

⁷ Archival photographs indicate the current chimneys appear to have been reduced in height and those at 288-290 are almost non-existent.

double-hung sash windows in its openings, with a flat roof on the rear half of the main building and the rear two-storey wing.

Setting

The two pairs of semi-detached houses at 280 and 288-290 Jarvis Street are set back from the street with landscaped, front gardens that have included grass and raised planters with a variety of shrubs and mature trees. The treed setting is especially characteristic of late 19th-century Jarvis Street as it evolved to become a tree-lined avenue of planted boulevards. The raised planters likely date from the 1970s and the period of office conversions, but retain that original late 19th-century residential character. (*Image 35*)

It is evident from the design of the six semi-detached houses, that while they were modest in their planning and construction as six semi-detached houses for rented accommodation, the design of their principal, street-facing elevations and their setting was intended to integrate them with the grander houses on Jarvis Street.

iv. CONTEXT

Situated on the west side of Jarvis Street, north of Gerrard Street East, the two remaining pairs of semi-detached houses are flanked to the south by a Harvey's take-out restaurant and to the north by a mid-rise condominium. Both of these establishments are built right to the property edge through building mass or paving, eliminating the landscaped edge on Jarvis and enclosing the late 19th-century Carlyle buildings with a late 20th-century condition represented in change of use as well as landscape, building form and height. On the opposite side of Jarvis Street, facing the houses, is a 19th-century context represented by the Jarvis Street Baptist Church (1875), the former Samuel Platt House (1849-50), Allan Gardens (1860)⁸ and, at the north-east corner of the block, St. Andrew's Church (1878). (*Images 36-39*)

The Carlyle houses represent one stage in the evolving history of Jarvis Street which was characterized by grand estate houses, row houses, churches and school buildings. The original characteristics of these low-rise, Victorian buildings with their complex massing and richly textured surfaces is still present on Jarvis Street and has been joined by 20th century architecture of a variety of styles, along with an increased variety of typologies and scales, from low to high rise, testifying to the street's evolving response to the city's growth. While it seemed that Jarvis would, at one time, be overwhelmed by its function as a primary traffic artery, the preservation of heritage, the extension of Allan Gardens and award-winning, recent projects like the National Ballet School with its successful adaptive reuse of heritage buildings, has shown the street

⁸ Allan Gardens was opened in 1860 but was not extended to the west side of Jarvis Street until the 1960s.

has great potential to be one of the most vibrant and architecturally rich and diverse in the city. The conservation of heritage has been and will continue to be a significant element in the future success of the street.

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.

This checklist is applicable to 280 and 288-290 Jarvis Street as they were constructed together as two of three pairs of semi-detached houses and share identical cultural heritage values.

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

Representative example of a style and type

The Carlyle houses are excellent examples of the Richardsonian Romanesque style evident in the picturesque massing of the principal, east elevation with its canted corners rising as turrets, the broad archways framing recessed entries, the bay windows at the second storey and the roofscape, with its octagonal pyramid roof and dormers. The materials, sandstone, brick and terracotta, which is used in the shingles with scalloped or diamond-shaped tiles, decoratively-molded string courses and roof-top finials, are all quintessential Richardsonian Romanesque features.

A high degree of artistic merit is evident in the way the elevations of the pairs are treated as a unified whole so that each semi has different features rather than the predictable symmetry with identical doors and windows. Further, 280 and 288-290 Jarvis Street were constructed as mirror images of one another so that their prominent towers would anchor the outer corners of the whole assembly of the three pairs of semi-detached houses, creating a handsome group on Jarvis Street.

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	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 Carlyle houses are valued for their historical association with their builder, William Carlyle (1820-1903) a Scottish immigrant and successful contractor who was elected an alderman (1879-1890), served as Chairman of the Board of Works of the City of Toronto and was appointed Justice of the Peace for Toronto in 1884.

The properties have associative value as they contribute to an understanding of the historical development of Jarvis Street, representing the period of the street when it evolved as an attractive late 19th-century avenue of broad, tree-lined boulevards faced with civic and religious institutions, grand estate homes and a range of modest housing types.

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

The Carlyle houses have contextual value as they maintain and support the late 19th-century character of Jarvis Street as well as contributing to the diversity of periods which the street presents as a record of its evolution. Located in the Garden District on the west side of the street on the block between Gerrard and Carlton streets, the two pairs of semi-detached houses maintain the setback and landscaped setting typical of 19th-century residential properties on Jarvis Street. Across the street, on the east side, are 19th-century buildings including the Jarvis Street Baptist Church (1875), the former Samuel Platt House (1849-50) St. Andrews Church (1878) and Allan Gardens (1860). To the north of the Carlyle houses, at 300 Jarvis Street, is the 1930 Art Deco Frontenac Arms Hotel (now the Ramada Inn). To the south, at the intersection of Jarvis and Gerrard, is the Spanish-Revival Crown Hotel (now the Econo Lodge), at 335 Jarvis Street, and the Mid-century Modern, Juvenile and Family Courts Building, at 311 Jarvis Street. These buildings and public spaces are just a small selection of the significantly rich collection of Toronto architecture and public amenities representing diverse periods, typologies and styles that characterise Jarvis Street.

Constructed in 1890, the two pairs of semi-detached houses are physically, visually and historically linked to their surroundings, contributing to the architectural diversity of this historically important Toronto thoroughfare.

4. SUMMARY

The properties at 280 and 288-290 Jarvis Street are located on the west side of Jarvis Street north of Gerrard Street East and opposite Allan Gardens. They contain two of the original three pairs of semi-detached houses, constructed in 1890 by the professional builder and alderman William Carlyle (1820-1903) who was also appointed Justice of the Peace for Toronto in 1884. In 1966, the central pair located at 284-286 Jarvis Street was demolished. The remaining two pairs to the north and south are mirror-images of one another and with their pairs of turrets with octagonal pyramid roofs and broad dormers, clad in rustic sandstone, brick and terracotta tiles with the characteristic broad arched openings, are excellent representations of the Richardsonian Romanesque style which was widely popular in 1890s Toronto. The two pairs represent the period when Jarvis Street was a grand residential avenue and with their beautiful craftsmanship and carefully conceived massing contribute to the historic quality of the street which is characterized by a vibrant mix of architectural styles, typologies and scales.

5. SOURCES

Archival Sources

Assessment Rolls, St. James Ward (City of Toronto Archives [CTA])
Building Permits, City of Toronto Building Records
Cane, James. *Topographical Map of the city and liberties of Toronto*. 1842. (CTA)
City Directories, (CTA)
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Goads Atlases, 1884-1924 (CTA)

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Toronto Daily Star, "Death Garners William Carlyle: Aged Resident and a Member of City Council for Years Passes Away."
Toronto Evening Star, "How they Qualify - List of the Declarations that have been put in by Aldermen-Elect," 7 January, 1897, p.1. with reference to William Carlyle who "qualifies on freehold at 282-290 west Side of Jarvis Street."

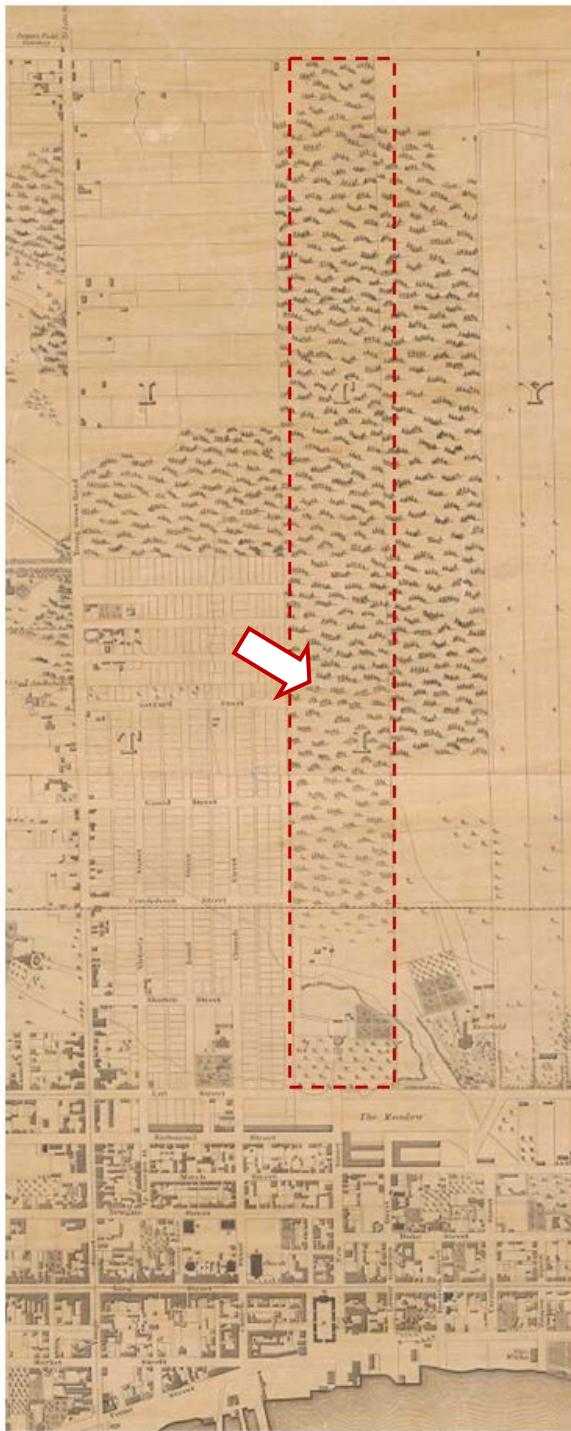
Confidential Appendix D – Heritage Property Research and Evaluation Report 280, and 288-290 Jarvis Street

6. IMAGES:

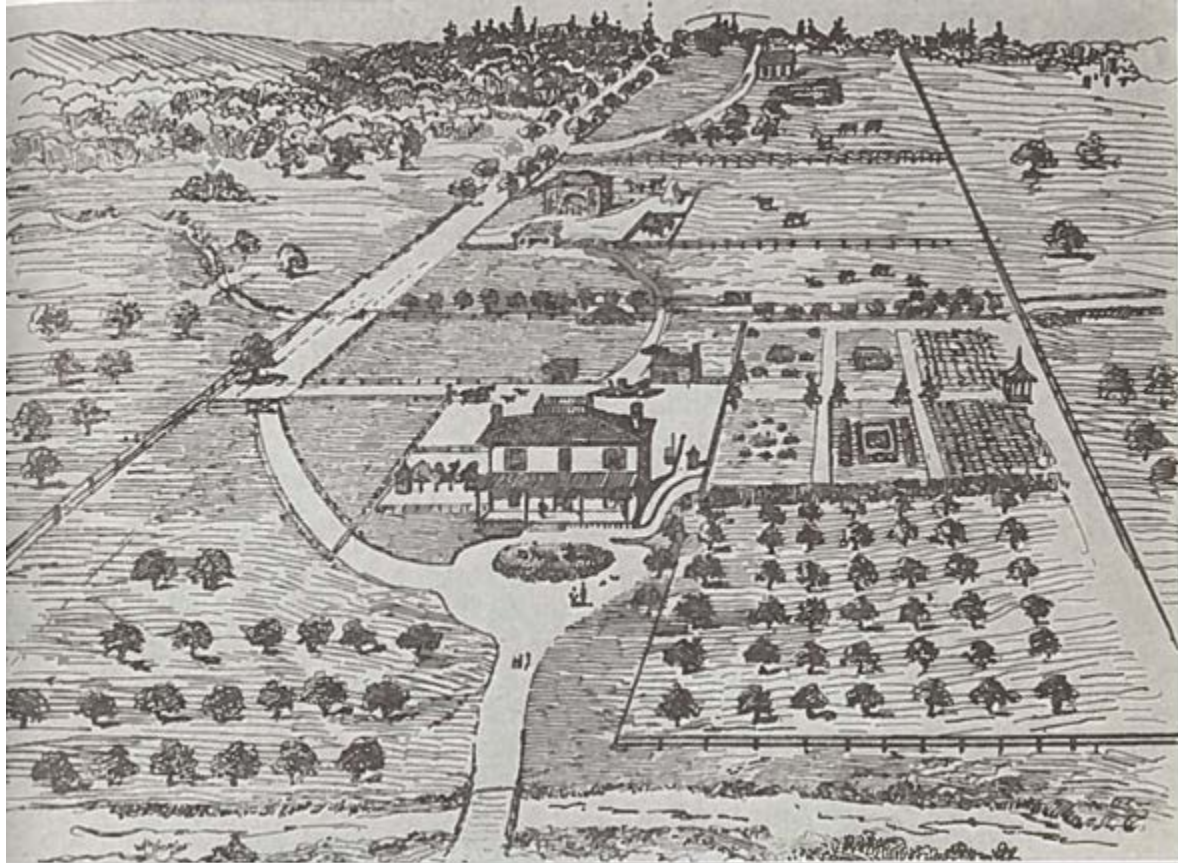


1. These location maps are for information purposes only; the exact boundaries of the properties are not shown. The arrows, on this map and the maps to follow mark the site of the properties at 288 and 290 Jarvis Street and the property at 280 Jarvis Street, north-west of the intersection of Jarvis Street and Gerrard Street East in the Garden District. (City of Toronto, INview Map)

Please note: all maps are oriented with north at the top, unless otherwise indicated



2. James Cane, *Topographical Map of the city and liberties of Toronto* (detail), 1842: showing Park Lot 6 stretching from Lot Street (Queen Street) to the Second Concession Road (Bloor Street) (City of Toronto Archives [CTA])



3. John Ross Robertson's 'View of Hazelburn,' 1824: showing an aerial view of the estate with the house designed by the architect John Ewart. The line of fences to the left and right mark the boundary of Park Lot 6 (Thompson, p. 87)

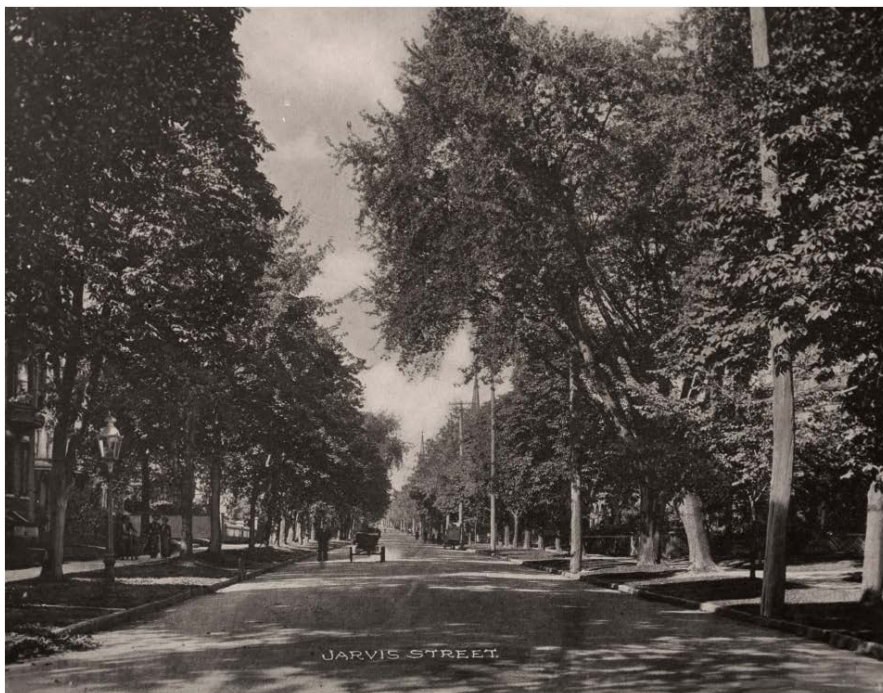
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4. Fleming Ridout & Schreiber, *Plan of the City of Toronto, Canada West* (detail), 1857: showing the subdivision of Park Lot 6, by John George Howard, with Jarvis Street as an important central spine continuing Nelson Street (originally New Street) which ran down to the harbour, with the market and city hall on its western side and, by 1850, St Lawrence Hall. Lot 6 is flanked to either side by Mutual St. (on the west) and George St. (on the east). Hazelburn has been demolished. (CTA)



5. Jarvis Street looking south towards Carlton Street with the spires of St. Andrew's Church (1879) and the Jarvis Street Baptist Church at Jarvis and Gerrard streets in the distance and row houses. The street was considered to have a generous width which was augmented by wide boulevards with trees. (CTA, Fonds 1478, Item 0012)



6. Jarvis Street looking north from about Dundas St E, c 1890 showing the evolution of the street as the tree matured along the boulevards (Toronto Public Library [TPL])

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7. Lillian Massey Treble's house, Jarvis Street c 1920 (CTA, Fonds 1244, Item 281)



8. William Cawthra House, occupied by the Salvation Army, photo by James Salmon c 1952, (TPL)



9. Frontenac Arms Apartments, 300 Jarvis Street, above, left (HPS, 2019)



10. Haddon Hall, 262 Jarvis Street, 1929 2-3 bedrooms, above, right (TPL, James H, 1930)



11. Jarvis St north of Carlton, between 1961 and 1975, showing the five lanes and the Four Seasons Motor Hotel by Peter Dickinson, demolished in the mid-1980s (CTA, Dorothea Skinner photographs Fonds 492. Item 169)



12. National Ballet School, 400 Jarvis Street, 2003-5, incorporating former Havergal College/CBC building (left), and the Northfield House (centre) (HPS, 2019)

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13. Jarvis Street looking south of Gerrard Street East (HPS, 2019)



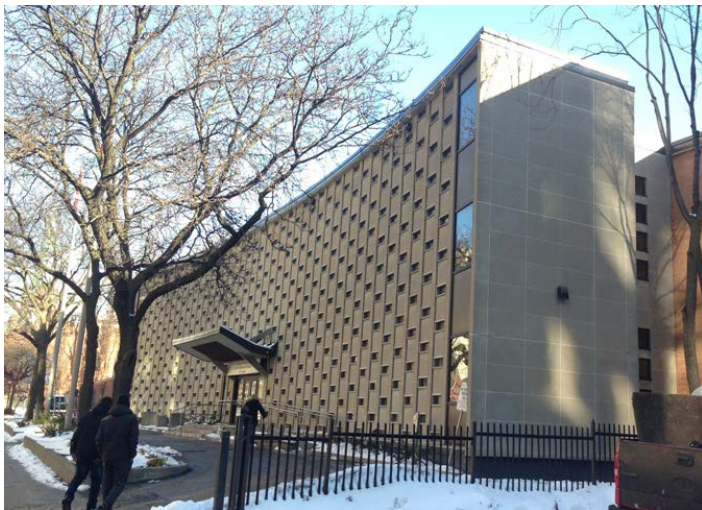
14. Apartments at 437 Jarvis Street and A J Masson House, 1880, at 441 Jarvis Street (HPS, 2019)



15. Jarvis Street looking south from the Ballet School with 1860s-1870s row houses (HPS, 2019)



16. Jarvis Collegiate, 487 Jarvis Street, C. E. Dyson, 1922-24 (HPS, 2006)

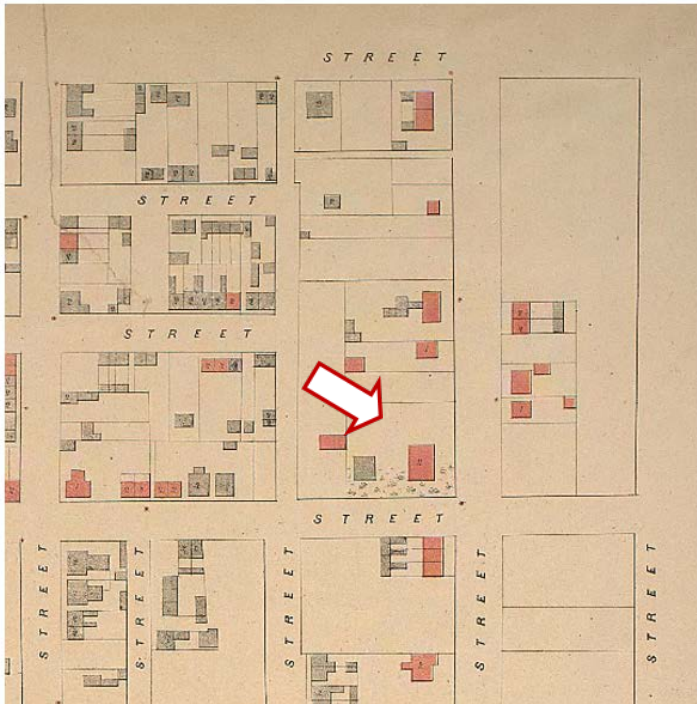


17. Juvenile and Family Courts Building, Peter Dickinson with Page & Steele, 311 Jarvis Street, 1955 (HPS, 2019)

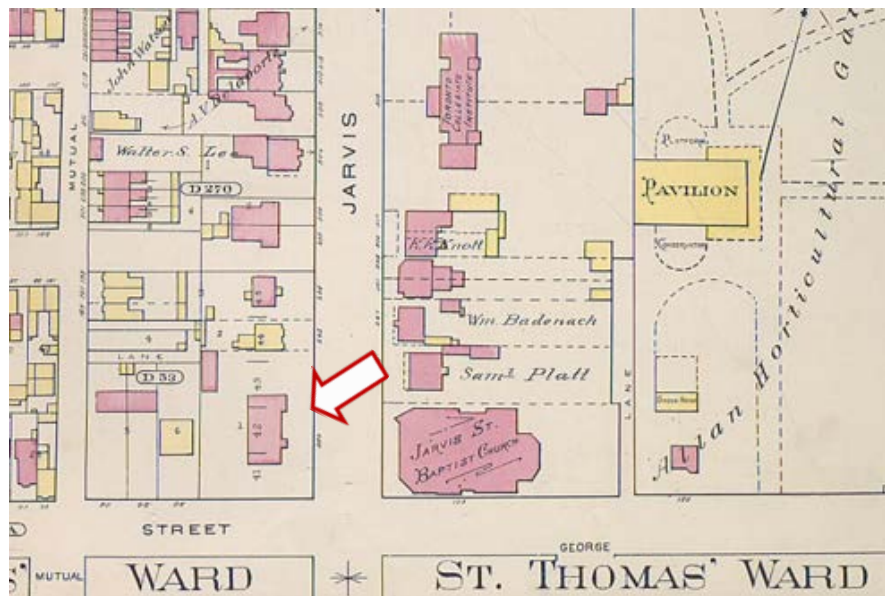


18. Allan Gardens, east side of Jarvis Street, north of Gerrard Street East (HPS, 2019)

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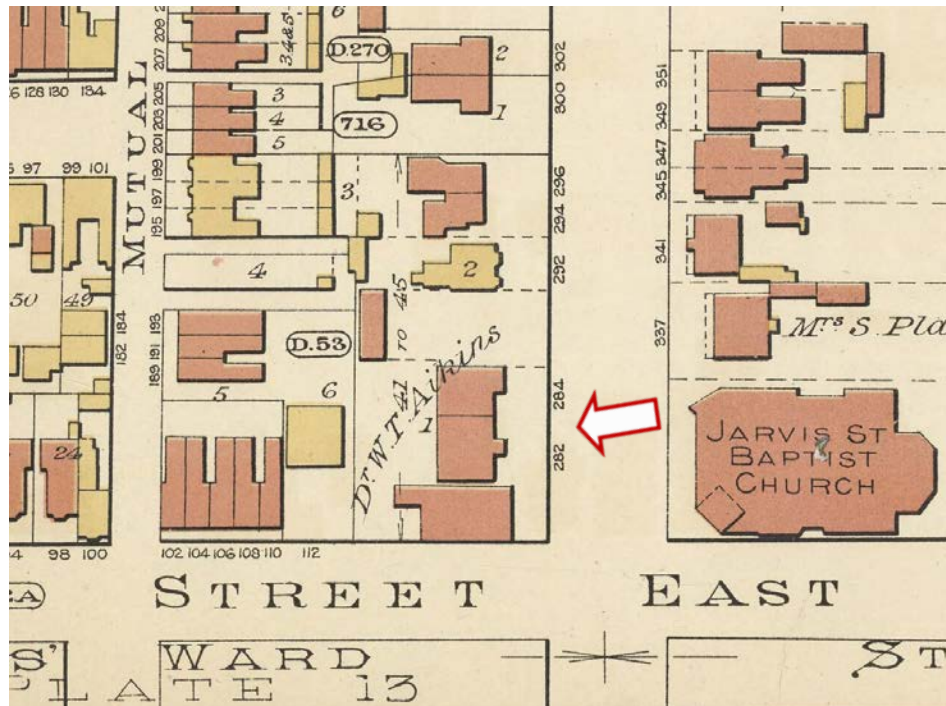


19. W.S. & H.C. Boulton, *Atlas of the City of Toronto and Vicinity* (detail), 1858: showing Lot 1 of Plan D53 at the north-west corner of Jarvis and Gerrard streets with a two-storey brick house (Ng)

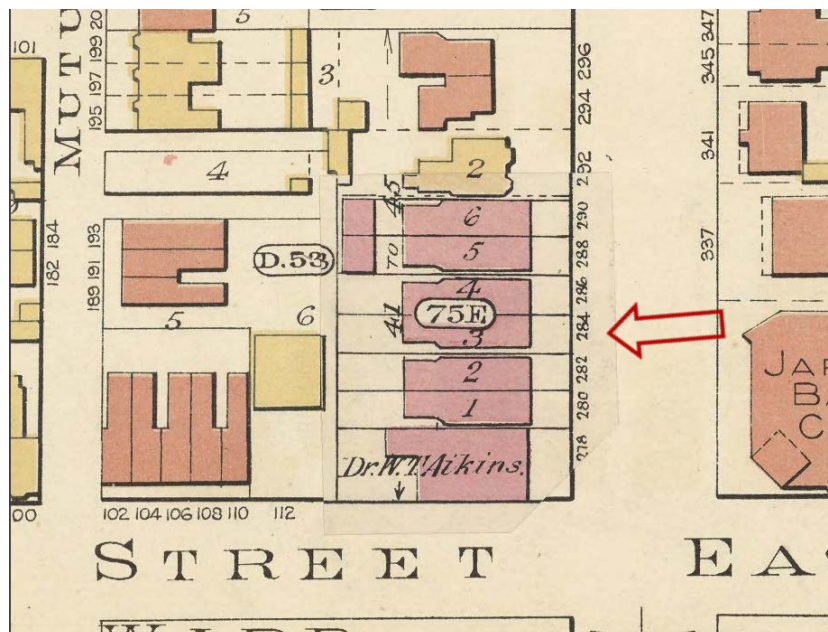


20. Goad's Atlas, 1884: showing the subdivision of the plot of land identified as D53 into six irregularly-sized lots accommodating existing buildings and lanes. Dr. Aikins owns Lot 1 and has either re-built or altered the previous brick building to accommodate his home and surgery and has added a brick barn to the site. (CTA)

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21. Goad's Atlas, 1890 showing Dr. W. T. Aikins as the owner of Lot 1, Plan D 53. At the time the map was drawn, Lot 1 is in a transitional state with the old house and surgery shown at 282 and 284 Jarvis Street and the new house and surgery shown at the north-west corner of Gerrard and Jarvis streets. (CTA)



22. Goad's Atlas, 1894, showing Dr. Aikins house and surgery at the north-west corner of Jarvis and Gerrard streets and, to the north, Plan 75E, with the six lots subdivided by Dr. Aikins with the three pairs of semi-detached houses constructed by William Carlyle at 280-290 Jarvis Street. (CTA)



23. 1930 Photograph looking west on Gerrard Street towards the intersection with Jarvis showing Dr. Aikins' house and surgery at the corner and, to the north, the semi-detached house at 280 Jarvis Street (CTA, Series 372, Item 1230a)



24. "Jarvis Street Baptist Church, n. e. cor. Gerrard St. E," showing the Dr. Aikins house, 278 Jarvis Street, on the left, at the north-west corner of Jarvis and Gerrard. (TPL)



25. Corner of Jarvis Street, and Gerrard Street East, looking north-west, showing the Harvey's restaurant at 278 Jarvis Street, previously occupied by Dr. Aikins' house and surgery. Note the two properties at 280 and 288-290 Jarvis Street to the left with the missing building formerly at 284-286 Jarvis Street where the parked cars are located (CTA, 1972 Toronto Planning Boards Fonds 2032, Series 841, File 9, Item 1)



26. 280 and 288-290 Jarvis Street, May 1973. The pair of semi-detached houses at 284-286 Jarvis Street was demolished in 1966 (vacant lot in the centre). Note the stained glass windows in the transom lights of the first floor windows and the second floor bay window at 288 Jarvis Street and the wide boulevards between the street and sidewalk. The photographs were taken at the time the properties were added to the City's first Inventory of Heritage Properties (Toronto Historical Board, 1973)



27. 280 Jarvis Street, principal, east elevation (HPS, 2019)



28. 280 Jarvis Street, detail of the principal (east) elevation showing the variety of materials and detailing of the elevation including two types of rusticated sandstone featuring two different sizes, sandstone sills and belt courses, decorative brick patterning achieved with headers under windows and at the eaves, and the relief panels under the windows, the terracotta relief ornament recalling Romanesque architectural motifs and the scalloped shingled tiles on the third storey (HPS, 2019)



29. 280 Jarvis Street, showing the detailing on the north half of the principal (east) elevation with the bay window with stained glass, panels, mouldings and brackets, the terracotta finials on the roof dormers, the combination of scalloped and diamond shaped tiles in the dormer and the surface texture created by the brick patterns and relief and the rusticated sandstone blocks. (HPS, 2019)



30. 280 Jarvis Street, showing the side (north) and rear (east) elevations. The rear wing has acquired a third floor addition, but otherwise retains the original building foot print (HPS, 2019)



31. 288-290 Jarvis Street, principal (east) elevation (HPS, 2019)



32. 290 Jarvis, principal (east) elevation detail showing the materials and details (HPS, 2019)



33. Detail of the painted and stained glass window at the first floor of 288 Jarvis Street as photographed in 1973 which may be concealed beneath wood boards currently applied to the windows (Toronto Historical Board, 1973)



34. 288-290 Jarvis Street, rear, west and side, south, elevations retaining the original footprint apart from the rear screened entry (HPS, 2019)



35. Setting: 280-290 Jarvis Street showing the set-back from the street, the landscaping and empty lot (HPS, 2019)



36. Current Context: 280-290 Jarvis Street, looking north-west from the intersection at Jarvis and Gerrard Street East (HPS, 2019)



37. Current context: 280-290 Jarvis Street, looking south-west and showing the set back of the properties in comparison with the condominium tower at 294 Jarvis Street. (HPS, 2019)



38. Context: east side of Jarvis opposite the subject properties at 280 and 288-290 Jarvis Street, Jarvis Street Baptist Church, 1875 (HPS, 2019)



39. Context: east side of Jarvis Street opposite 280-290 Jarvis Street, the Samuel Platt House (Jarvis Street Seminary), 1849-50, and Allan Gardens, opened 1860 and extended to Jarvis Street in the 1960s. (HPS, 2019)