

## **Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 58 Wheatfield Road**

**Date:** February 7, 2019

**To:** Toronto Preservation Board  
Etobicoke York Community Council

**From:** Senior Manager, Heritage Preservation Service, Urban Design, City Planning

**Wards:** Ward 3 – Etobicoke-Lakeshore

### **SUMMARY**

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This report recommends that City Council state its intention to designate the heritage property at 58 Wheatfield Road under Part IV, Section 29 of the Ontario Heritage Act. The property is listed on the City of Toronto's Heritage Register.

Heritage Preservation Services has received a "Notice of Intention to Demolish a Listed Building or Structure under the Ontario Heritage Act" from the owner of the property at 58 Wheatfield Road. Heritage Preservation Services has not deemed the application complete.

### **RECOMMENDATIONS**

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The Senior Manager, Heritage Preservation Services, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the property at 58 Wheatfield Road under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 58 Wheatfield Road (Reasons for Designation) attached as Attachment 3 to the report (February 7, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. 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.

4. 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 on the designation of the property.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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The property at 58 Wheatfield Road was listed on the former City of Etobicoke's Heritage Inventory prior to the amalgamation in 1998 of the City of Toronto. Its inclusion on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) was confirmed in 2006.

## **COMMENTS**

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An owner of a listed property must give Council at least 60 days' notice in writing of their intention to demolish or remove a building or structure on the property, as required by the Ontario Heritage Act (OHA). This allows time for the municipality to decide whether to begin the designation process under the OHA.

A location map (Attachment 1) and photographs (Attachment 2) of the property at 58 Wheatfield Road are attached.

The property contains a detached house form building in the Period Revival style with Arts and Crafts features that is attributed to Alfred Baker, the Toronto architect who occupied the dwelling from its completion (1908) until his death nearly half a century later.

The Alfred Baker House contributes to the historical development and character of Mimico where it is historically, visually and physically linked to its setting as one of the first residential buildings constructed following the subdivision in the late 19<sup>th</sup> century of part of the former Hendry Farm northeast of Lake Shore Boulevard West and Royal York Road.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 4) for the property at 58 Wheatfield Road and determined that it meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values.

The Statement of Significance (Attachment 3) for 58 Wheatfield Road 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 provision and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

To refuse demolition of the Alfred Baker House (1908), City Council must state its intention to designate the property at 58 Wheatfield Road under Part IV, Section 29 of the Ontario Heritage Act within 60 days of the owner's notice to demolish.

## **CONTACT**

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## **SIGNATURE**

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## **ATTACHMENTS**

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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.



Principal (east) elevation of the Alfred Baker House  
(Heritage Preservation Services, February 2019).

The property at 58 Wheatfield Road 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:

Located in the area northeast of Lake Shore Boulevard West and Royal York Road in Mimico, the property at 58 Wheatfield Road contains a 2½-storey house form building (1908) designed in the Period Revival style with Arts and Crafts features that is attributed to Toronto architect Alfred Baker, who occupied the residence for nearly half a century. The property was listed on the former City of Etobicoke Heritage Inventory prior to 1998, and its inclusion on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) was confirmed in 2006.

Statement of Cultural Heritage Value:

The property at 58 Wheatfield Road is valued for its design as an early 20<sup>th</sup> century house form building in the Period Revival style with features inspired by the Arts and Crafts movement, including the expansive L-shaped plan, the cladding, the extended roofline and detailing, the square bay window and, in some of the openings, the multi-paned windows. Its design is attributed to architect Alfred Baker, the first owner and occupant of the property, who served as the chief draftsman and assistant to the notable architect S. Hamilton Townsend when the latter firm completed high-end residential projects in Rosedale.

The associative value of the Alfred Baker House is through its contribution to the residential development of Mimico in the early 20<sup>th</sup> century. While Mimico originated as a late-18<sup>th</sup> century milling and farming community accessed by road and water, the area remained isolated until the arrival of the steam railway and the layout of a model town in the mid-1800s. The introduction of a radial railway at the end of the 19<sup>th</sup> century improved connections with Toronto and promoted Mimico's steady development after 1900 as a police village, village and town. During this era, former farmland was developed for both waterfront estates and residential subdivisions, the latter providing housing for workers in both Mimico and neighbouring New Toronto, as well as commuters to the city, including architect Alfred Baker.

Contextually, the property at 58 Wheatfield Road has cultural heritage value through its support for the character of the neighbourhood northeast of Lake Shore Avenue West and Royal York Road where the collection of residential, ecclesiastical and educational buildings forms the historic core of the Mimico. The Alfred Baker House is historically, visually and physically linked to its setting on Wheatfield Road where, with its vintage and appearance, it represents the initial development of the street after the turn of the 20<sup>th</sup> century.

## Heritage Attributes:

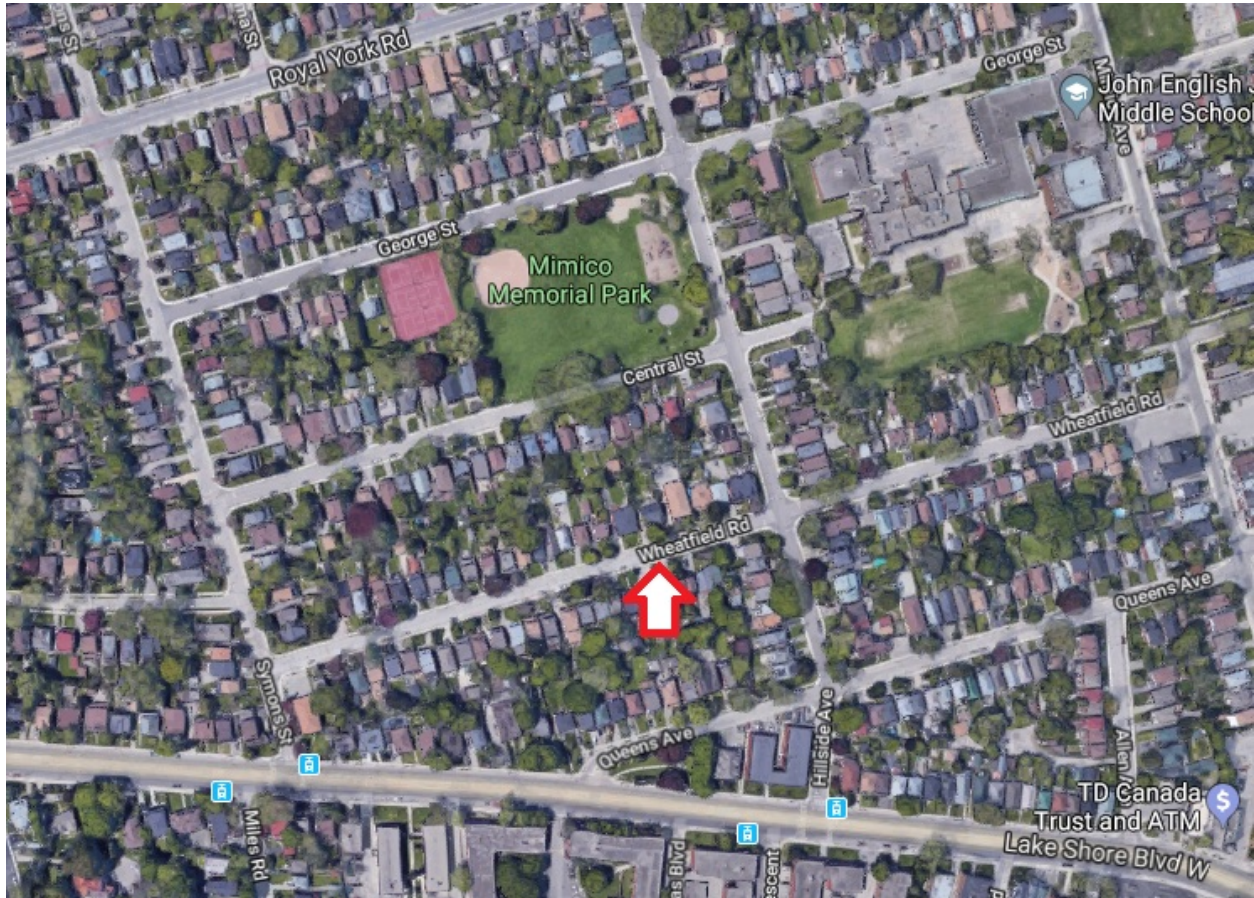
The heritage attributes of the Alfred Baker House at 58 Wheatfield Road are:

- The setback, placement and orientation of the building on the west side of the street, south of Hillside Avenue
- The scale, form and massing of the 2½-storey L-shaped plan, with the main body extending north and south and the short wing facing east toward Wheatfield Road
- The cross-gable roof with the extended eaves and the purlins on the wing facing the street
- The materials, with the stucco cladding and the wood and stone detailing
- The principal (east) elevation where, on the wing, the main entrance is placed in a moulded surround, protected by a wood canopy with pilasters and brackets, and flanked on the right (north) by a segmental-arched window opening
- On the east elevation of the main body, the single-storey four-part square bay window in the first (ground) floor
- The remaining fenestration, with the symmetrically-placed segmental-arched and flat-headed window openings on the east, north and south elevations of the main body and wing
- On the east elevation, the multi-paned windows in the openings in the second storey of the wing



## ATTACHMENT 4

### HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



#### **ALFRED BAKER HOUSE 58 WHEATFIELD ROAD, TORONTO**

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

February 2019



## DESCRIPTION



Above: current photograph showing the east elevation (Heritage Preservation Services, February 2019); cover: aerial photograph, with north on the right ([www.google.ca/maps](http://www.google.ca/maps))

<b>58 Wheatfield Road: Alfred Baker House</b>	
ADDRESS	58 Wheatfield Road (west side, south of Hillside Avenue)
WARD	Ward 3 (Etobicoke-Lakeshore)
LEGAL DESCRIPTION	Plan M124, Lot 215
NEIGHBOURHOOD/COMMUNITY	Mimico
HISTORICAL NAME	Alfred Baker House
CONSTRUCTION DATE	1908 (completed)
ORIGINAL OWNER	Alfred Baker, architect
ORIGINAL USE	Residential
CURRENT USE*	Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Alfred Baker, architect (attribution) <sup>1</sup>
DESIGN/CONSTRUCTION/MATERIALS	Stucco cladding with wood and stone detailing
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	February 2019

<sup>1</sup> Building permits do not survive for Etobicoke properties during this era, and the subject property is not referenced in the Biographical Dictionary of Architects in Canada, 1800-1950

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 58 Wheatfield Road and applies evaluation criteria to determine whether it merits 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
1795	Etobicoke is surveyed, and incorporated as a township in 1850
1798	Lake Shore Road (present-day Lakeshore Boulevard West) is extended along the north shore of Lake Ontario and connected to York Township by a bridge over the Humber River in 1809
1849	After emigrating from Scotland in the 1830s, George Hendry acquires property north of the lakefront and east of present-day Royal York Road in Etobicoke
1855	The Hamilton and Toronto Railway extends its line along the north shore of Lake Ontario and designs a model town in Mimico where it locates a train station
1860	Tremaine's Atlas illustrates the area (Image 2a)
1877	Following the death of George Hendry, his Mimico estate is divided amongst his sons
1878	The York County Atlas labels the Hendry lands (under the name of George's son, Francis Hendry, who remains "in the old homestead" <sup>2</sup> ) (Image 2b)
1885	The "History of Toronto and County of York" includes an entry on Francis Hendry, recounting the family's tenure in Etobicoke
1890 July	Members of the Hendry family register Plan M134 northeast of present-day Lake Shore Boulevard West and Royal York Road with Robert Street (present-day Wheatfield Road) as a new north/south street (Image 2c)
1890	The latter plan is not reflected on the update to Goad's Atlas (Image 2d)
1890	The Toronto and Mimico Electric Railway and Light Company is established, afterward opening a radial line along Lake Shore Road that provides an additional transportation link between the two communities
1899	Prior to acquiring property in Mimico from the Hendry family, Alfred Baker, an architect from Stratford, Ontario, moves to Toronto and becomes head draftsman and assistant to Toronto architect S. Hamilton Townsend
1905	Mimico is established as a police village before its incorporation as a village in 1911 and a town in 1917
1907 Mar	The tax assessment rolls indicate that Robert Hendry owns 12 vacant lots on the west side of Robert Street (present-day Wheatfield Avenue), south of Hillside Avenue
1908 Mar	Alfred Baker is recorded in the tax assessment roll on Robert Street in Mimico, with his house valued at \$450

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<sup>2</sup> Mulvany and Adam, 268

1909 Jan	The City Directory lists Alfred Baker on Robert Street in the suburban directory for Mimico
1913	Following Townsend's retirement, Baker continues the firm as a solo practice
1913	The revision to Goad's Atlas illustrates Baker's house as one of three in place on Robert Street, south of Hillside Avenue (Image 3a)
1924	The update to Goad's Atlas shows the further development of Robert Street in Mimico, adjoining the Alfred Baker House (Image 3b)
1956	Alfred Baker dies, and his obituary lists his address as "58 Robert Street, Mimico"
1967	Mimico becomes part of the Borough of Etobicoke
1984	The City of Etobicoke is incorporated
1998	Etobicoke is amalgamated as part of the new City of Toronto, when Etobicoke's heritage inventory is absorbed into the City-wide Inventory of Heritage Properties
2006	City Council confirms the status of existing listed properties on the Heritage Inventory (now known as the Heritage Register)
2013	The property at 58 Wheatfield Road is among the listed properties profiled in the "Mimico 20/20 Revitalization Cultural Heritage Resource Assessment" commissioned by the City of Toronto

## ii. HISTORICAL BACKGROUND

### Mimico:

The property at 58 Wheatfield Road is located in Mimico, the lakeshore community at the west end of present-day Toronto. From its origins as a milling community, in the late-18<sup>th</sup> century Etobicoke was surveyed into farm lots that were granted to associates of the provincial government. While Lake Shore Road (present-day Lakeshore Boulevard West) was extended along the shoreline of Lake Ontario in 1798, the area remained isolated despite the opening of a bridge across the Humber River in 1809 connecting it to York Township and York (Toronto).

In 1855, the Toronto and Hamilton Railway ran its line across the south end of Etobicoke Township and opened a station near present-day Royal York Road. The following year, the company surveyed the adjoining land for the "Town of Mimico," a proposed model community for railway workers. The development of the area remained sporadic through the late 19<sup>th</sup> century until the opening of a radial line on Lake Shore Road by the Toronto and Mimico Electric Railway and Light Company in the 1890s offered an additional transportation link for commuters to Toronto. The growth of Mimico after 1900 resulted in its organization as a police village in 1905, followed by incorporation as a village in 1911 and a town six years later. Mimico remained an independent municipality until 1967 when it joined New Toronto, Long Branch and the remainder of the township as the Borough of Etobicoke.

Incorporated as a City in 1967, Etobicoke was amalgamated as part of the new City of Toronto in 1998. Following amalgamation, Etobicoke's heritage inventory was absorbed into the city-wide Inventory of Heritage Properties (now known as the Heritage Register) and included the subject property at 58 Wheatfield Road.

## Alfred Baker House

The development of the property at 58 Wheatfield Road is traced on historical maps and atlases, including those reproduced in Section 6 below. It is located on part of the farm lot that was occupied by Scottish emigrant George Hendry in 1849 and "became widely known for having one of the most productive and best-maintained farms in the district."<sup>3</sup> In 1890, members of Hendry's family registered a plan of subdivision on lands described as part of Lot B, Concession 1 in Etobicoke Township and bounded by present-day Royal York Road (west), Mimico Avenue (north), Lake Shore Boulevard West and the alignment of Queens Avenue (east), and Symons Street (south) (Image 2d). Under Plan M134, one of the new north/south streets was named for George's son, Robert Hendry.

Development of this section of the former Hendry Farm was initially slow, with 12 lots on the west side of Robert Street, south of Hillside Avenue, remaining unsold and vacant in 1907. That year, Lot 215 was acquired by Toronto architect Alfred Baker. His residence was recorded on the tax assessment roll in 1908 and valued at \$450. Baker resided in the house with his wife, Isabel Sanderson Baker and four children.

According to archival sources, at the time of its completion the Alfred Baker House was one of three buildings in place on Robert Street, with the adjoining Stratham House on Lot 214 and, further north near Mimico Avenue, a house owned by Robert Hendry, but occupied in the early-20<sup>th</sup> century by painter Samuel McGraw.<sup>4</sup> The latter houses are included on the 1913 update to Goad's Atlas (Image 3a) where they are illustrated as non-brick, suggesting (along with its styling) that the Alfred Baker House was stuccoed at the time of its construction. A decade later, the update to Goad's (Image 3b) shows the subject property adjoined to the south and east (opposite) by brick dwellings reflecting the further development of the street.

The subject property at 58 Wheatfield Road was occupied by Alfred Baker until his death in 1956.

### Architect Alfred Baker

The design of the house at 58 Wheatfield Road is attributed to Toronto architect, Alfred Baker (1877-1956), who owned and occupied the property for nearly half a century. Baker received his early architectural training in his hometown of Stratford, Ontario, and obtained additional experience in Chicago before relocating to Toronto in 1899. He secured a position as head draftsman and assistant to architect S. Hamilton Townsend, who "specialized in the design of large residences for wealthy Toronto families," particularly in Rosedale where he developed the Chestnut Park enclave with fellow architect Albert E. Boulton.<sup>5</sup> During the era prior to World War I, the firm's residential designs predominantly featured Period Revival styling with features inspired by the Arts and Crafts Movement, including the Norman McLeod House (1907) at 39 Chestnut Park Road (Image 3d). Following Townsend's retirement in 1913, while Baker continued the

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<sup>3</sup> Williams, 2

<sup>4</sup> Of the three houses on Robert Street (Wheatfield Road) identified in the 1908 tax assessment roll, only the Alfred Baker House survives

<sup>5</sup> Townsend entry in Biographical Dictionary of Architects in Canada, 1800-1950, unpagged

practice under his own name, little has been documented about his work, apart from a commercial building for Horatio C. Boulton on Queen Street West in 1914.<sup>6</sup>

### iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 58 Wheatfield Road are found on the cover and in Sections 2 and 6 of this report. The Alfred Baker House is designed in the Period Revival style incorporating Arts and Crafts features. With elements drawn from British medieval architecture, the Period Revival was (with the American-inspired Colonial Revival) one of the foremost styles for residential design in Toronto during the first decade of the 20<sup>th</sup> century. Many Period Revival buildings were further elaborated with features identified with the Arts and Crafts movement, which was initiated in the mid-19<sup>th</sup> century by English designer William Morris in reaction to the Industrial Revolution in Britain and its rejection of traditional craftsmanship. Arts and Crafts influences on architectural design were exemplified by the notable English practitioner, C. F. A. Voysey, whose residential commissions in the early 1900s placed buildings in relation to their natural contexts and reflected traditional design with sweeping rooflines, mixtures of materials and often casement windows. In Toronto, the most comprehensive collection of houses inspired by the Arts and Crafts movement is found in Wychwood Park, which was co-founded by artist Marmaduke Matthews, inspired by American artists' colonies and featured dwellings designed by architect Eden Smith. In this architectural context and while working with Townsend, Alfred Baker completed his Mimico residence.

The design of the Alfred Baker House features an expansive 2½-storey L-shaped plan with the longer section extending across the width of the lot and the shorter wing with the main entrance projecting east toward the street. Clad with stucco and trimmed with wood and stone, the structure is covered with a cross-gable roof with extended eaves and porches on the wing. On the principal (east) elevation, the entrance is placed at the base of the wing and features a moulded surround beneath a wood canopy with pilasters and brackets. The entry is flanked on the north (right) by a large segmental-arched window opening and surmounted by a pair of flat-headed openings in the second storey containing multi-paned windows. On the main body of the house, the east elevation has a single-storey four-part square bay window with wood detailing in the first (ground) floor. The side elevations (north and south) of the main body and wing have symmetrically-placed segmentally-arched and flat-headed window openings.

### iv. CONTEXT

The property at 58 Wheatfield Road is shown on the location map attached as Image 1. The Alfred Baker House is found on the west side of the street, south of Hillside Avenue where it is adjoined by a low-rise apartment building (north) and duplex (south) that replaced the original buildings (as outlined on Image 3b). In the block between Symons Street (south) and Hillside Avenue (north), Wheatfield Avenue contains 1½-storey cottages and 2½-storey detached and semi-detached houses that represent the development of the neighbourhood during the World War I era and afterward.

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<sup>6</sup> Baker entry in Biographical Dictionary of Architects in Canada, 1800-1950, unpaginated



In the area between Royal York Road (west), Mimico Avenue (north), Lake Shore Boulevard West and the alignment of Queens Avenue (east), and Symons Street (south), which represents the boundaries of the Hendry subdivision of 1890, the James Hendry House (ca. 1870s and shown in Image 3c) at 53 Mimico Avenue (on the southwest corner of Queens Avenue) and the Alfred Baker House at 58 Wheatfield Road are residential buildings recognized on the City of Toronto's Heritage Register.<sup>7</sup>

### 3. EVALUATION

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

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

The property at 58 Wheatfield Road is valued for its design as an early 20<sup>th</sup> century house form building in the Period Revival style with features inspired by the Arts and Crafts movement, including the expansive L-shaped plan, the extended roofline, the square bay window and the detailing on the east entrance. Its design is attributed to architect Alfred Baker, the first owner and occupant of the property, who served as the chief draftsman and assistant to the notable architect S. Hamilton Townsend when the latter firm completed high-end residential projects in Rosedale.

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

The associative value of the Alfred Baker House is through its contribution to the residential development of Mimico in the early 20<sup>th</sup> century. While Mimico originated as a late-18<sup>th</sup> century milling and farming community accessed by road and water, the area remained isolated until the arrival of the steam railway and the layout of a model town in the mid-1800s. The introduction of a radial railway at the end of the 19<sup>th</sup> century improved connections with Toronto and promoted Mimico's steady development after 1900 as a police village, village and town. During this era, former farmland was developed for both waterfront estates and residential subdivisions, the latter providing

<sup>7</sup> The date of 53 Mimico Avenue is taken from the former Etobicoke Heritage Inventory, circa 1998

housing for workers in both Mimico and neighbouring New Toronto, as well as commuters to the city, including architect Alfred Baker.

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 property at 58 Wheatfield Road has cultural heritage value through its support for the character of the neighbourhood northeast of Lake Shore Avenue West and Royal York Road where the collection of residential, ecclesiastical and educational buildings forms the historic core of the Mimico. The Alfred Baker House is historically, visually and physically linked to its setting on Wheatfield Road where, with its vintage and appearance, it represents the initial development of the street after the turn of the 20<sup>th</sup> century.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that property at 58 Wheatfield Road has cultural heritage value for its design, historical associations and context. The property contains a detached house form building in the Period Revival style with Arts and Crafts features that is attributed to Alfred Baker, the Toronto architect who occupied the dwelling from its completion (1908) until his death nearly half a century later. The Alfred Baker House contributes to the historical development and character of Mimico where it is historically, visually and physically linked to its setting as one of the first residential buildings constructed following the subdivision in the late 19<sup>th</sup> century of part of the former Hendry Farm northeast of Lake Shore Boulevard West and Royal York Road.

#### 5. SOURCES

##### Archival Sources:

- Abstract Index of Deeds, Plan M134, Lot 215
- Archival Maps and Atlases, <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>
- Assessment Rolls, Etobicoke Township, District 2, 1890 ff.
- City of Toronto Directories, 1900 ff.

##### Secondary Sources:

- "Alfred Baker," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/node/2020>
- "An Architectural Walk Through South Rosedale," The William Morris Society of Canada Newsletter, Winter 1991-1992
- Baker Family Records, [www.ancestry.ca](http://www.ancestry.ca)
- Crawford, Bess Hillery Crawford, Rosedale, 2000
- Cruickshank, Tom, and John De Visser, Old Toronto Houses, 2003
- Currell, Harvey, The Mimico Story, 1967
- Given, Robert, Etobicoke Remembered, 2008

- Given, Robert, The Story of Etobicoke, 1950 and 1998
- Harrison, Michael, "Alfred Baker House, 58 Wheatfield Road," 2011, <http://mimicohistory.blogspot.com/2011/12/alfred-baker-house-58-wheatfield-road.html>
- Henry Family Records, [www.ancestry.ca](http://www.ancestry.ca)
- "Mimico," <http://www.etobicokehistorical.com/mimico.html>
- "Mimico 20/20 Revitalization Cultural Heritage Evaluation Report," May 2012
- Mulvany, Charles Pelham, and Graeme Mercer Adam, History of Toronto and County of York, Vol. 2, 1885
- "Samuel Hamilton Townsend," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/node/1361>
- Williams, Katharine, "The Hendry Family of Mimico: Lakefront Farming in 1850s Etobicoke," The Aldernews, March 2007, 1-4
- "Wychwood Park Heritage Conservation District Plan," Toronto Historical Board, 1986

6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrow marks the location of the subject property. All images are oriented with north on the top unless indicated in the captions.



1. Location Map, 58 Wheatfield Road: showing the location of the property on the west side of the street, south of Hillside Avenue in the area northeast of Church Street (left) and Lake Shore Boulevard West (right) (City of Toronto Property Data Map).





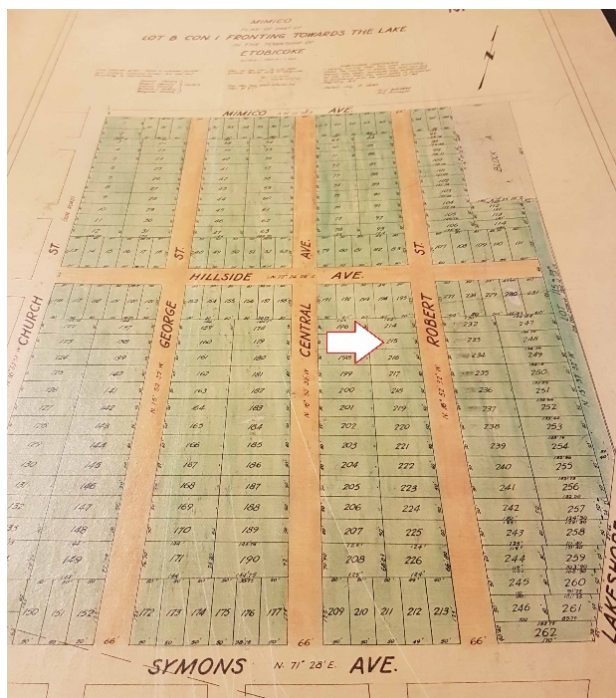
2a. Tremain's Atlas, 1860



2b. York County Atlas, 1878



2c. Goad's Atlas, 1890



2d. Plan M134, 1890

2. Archival Images, 58 Wheatfield Road: archival maps, <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>, and Plan M134, Ontario Land Registry Office, Toronto.





3a. Goad's Atlas, 1913



3b. Goad's Atlas, 1924



3c. 53 Mimico Avenue, ca 1970s; 3d. 39 Chestnut Park Road, ca. 2016

3. Images: Goad's Atlases, <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>; archival photograph, Etobicoke Historical Board; and current photograph, [https://www.acotoronto.ca/search\\_buildingsR.php?sid=13937](https://www.acotoronto.ca/search_buildingsR.php?sid=13937)





4a. East (right) and south (left) elevations



4b. East (left) and north (right) elevations



4c. Contextual view, looking north on Wheatfield Road toward Hillside Avenue

4. Current Photographs, 58 Wheatfield Road: Heritage Preservation Services, February 2019, and [www.google.ca/maps](http://www.google.ca/maps).