



REPORT FOR ACTION

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 145 Portland Street

Date: September 10, 2019

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Wards: Ward 10 - Spadina - Fort York

SUMMARY

This report recommends that City Council state its intention to designate the heritage property at 145 Portland Street under Part IV, Section 29 of the Ontario Heritage Act. The property is listed on the City of Toronto's Heritage Register.

The surviving 19th-century residential buildings on the east side of Portland Street between Richmond and Adelaide Streets are adjoining buildings with the following street numbers: 135, 137, 139, 141, 143 and 145. All of these properties apart from 137 are listed on the City's Heritage Register and have been identified as contributing to the King-Spadina HCD. The properties at 135, 139, 141 and 143 are subject to a development application and 139, 141 and 143 Portland Street are being concurrently recommended for designation under the Ontario Heritage Act in a separate report before the September 23, 2019 Toronto Preservation Board titled Alterations to Designated Heritage Properties, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 139, 141 and 143 Portland Street. The property at 145 Portland Street, although not subject to a planning application at the time of report writing, is being evaluated for designation in this report since it forms one half of a mirrored pair with 143 Portland Street and follows Heritage Planning best practice.

Following research and evaluation, it has been determined that the property at 145 Portland Street 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 designation of the property at 145 Portland Street 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 Senior Manager, Heritage Preservation Services, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the property at 145 Portland Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 145 Portland Street (Reasons for Designation) attached as Attachment 3 to the report (September 4, 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

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

DECISION HISTORY

The property at 145 Portland Street was listed on the City's Heritage Register on December 5, 2017.

King-Spadina Heritage Conservation District

At its meeting of October 2, 2012, City Council adopted TE18.18, authorizing the study of the King-Spadina neighbourhood as a potential Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE18.18>

At its meeting of October 2, 2017, Toronto City Council adopted TE26.14 thereby designating the King-Spadina Heritage Conservation District Plan under Part V of the Ontario Heritage Act as the district plan for the King-Spadina Heritage Conservation District.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

The property at 145 Portland Street is identified as a contributing heritage property in the King-Spadina HCD Plan based upon its design and contextual values.

This plan is not currently in force and effect as it is the subject of appeal(s) to the LPAT.

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) of the property at 145 Portland Street are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 4) for the property at 145 Portland Street and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

The property at 145 Portland Street has cultural heritage value for its design as one in a group of four row houses built as a set in 1881 with Gothic Revival styling associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The building at 145 Portland Street is distinguished by its late Victorian design with Gothic Revival styling, particularly the centrally-placed gable with its decorative wood bargeboard.

The property at 145 Portland Street is valued for its association with the local builder/speculator, Francis Phillips, who built the subject property along with the heritage properties directly to the south at 139, 141 and 143 Portland Street.

Contextually, the property at 145 Portland Street is valued for its role in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community. Along with the three attached properties at 139, 141 and 143 Portland

Street, the property at 145 Portland Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is among the small group of surviving late-19th century residential buildings.

The Statement of Significance (Attachment 3) for 145 Portland Street comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web-site in accordance with the City of Toronto Act provision and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

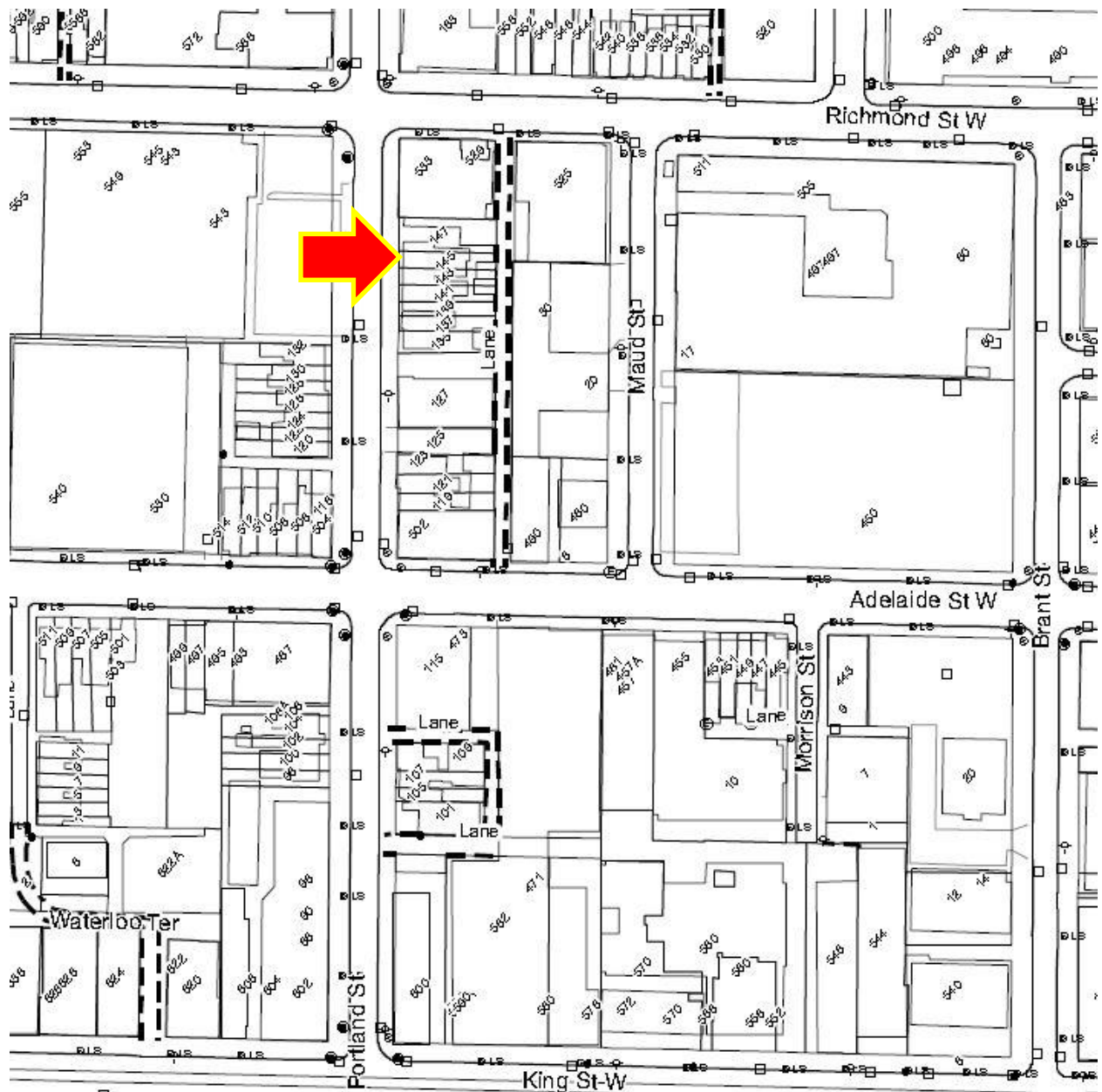
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SIGNATURE

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Urban Design, City Planning

ATTACHMENTS

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



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



STATEMENT OF SIGNIFICANCE:
145 PORTLAND STREET
(REASONS FOR DESIGNATION)

The property at 145 Portland Street 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 145 Portland Street is located in the proposed King-Spadina Heritage Conservation District (HCD), and is identified as a contributing property in the King-Spadina HCD Plan (2017) for the proposed District.

Located on the east side of the street between Adelaide and Richmond streets, the property at 145 Portland Street comprises the northern anchor of a row of two pairs of 2½-storey house-form buildings that date to 1881 in the King Spadina HCD Plan (2017).

Statement of Significance

The property at 145 Portland Street has cultural heritage value for its design as a residential building with Gothic Revival styling associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. As part of a row of four house-form buildings, the property at 145 Portland Street represents a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject property survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The building at 145 Portland Street is distinguished by its late Victorian design with Gothic Revival styling, particularly the centrally-placed gable with its decorative wood bargeboard.

The property at 145 Portland Street is valued for its association with the local builder/speculator, Francis Phillips, who built the subject property along with the heritage properties directly to the south at 139, 141 and 143 Portland Street.

Contextually, the house-form building at 145 Portland Street is valued for its role in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community. The house at 145 Portland Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is among the small group of surviving late-19th century residential buildings, including the adjacent examples at 139, 139-143 Portland Street and 124-130 Portland on the west side of the street, all of which are also included on the City's Heritage Register.

Heritage Attributes

The heritage attributes of the building at 145 Portland Street are:

- The setback, placement and orientation of the building on the east side of the street between Adelaide and Portland streets
- The scale, form and massing of the 2½-storey rectangular shaped plan
- The cross-gable roof covering the building, where a central gable is shared on the west slope with the attached property to the south, containing brackets and decorative wood bargeboard
- The materials, with the red brick cladding (currently painted), the contrasting buff brick detailing for the string course beneath the west rooflines and on the window openings, and the stone and wood trim
- The principal (west) elevation, which is designed as a mirror image of the attached property to the south, with the main entrances placed side-by-side in segmental-arched surrounds with transoms (the open porch is not original)
- On the west elevation, the single-storey bay window with the segmental-arched openings and the roof, the segmental-arched window openings in the second storey, the single round-arched attic opening under the central cross-gable, and the brick segmental arches and stone sills

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



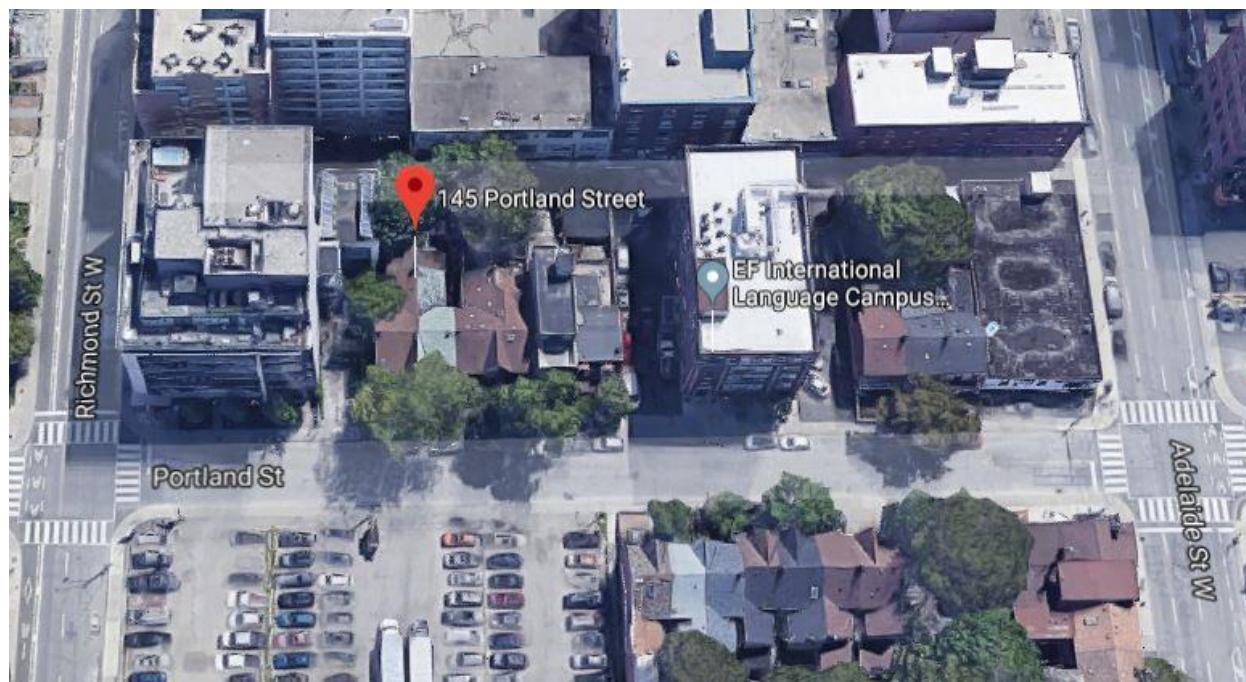
145 PORTLAND STREET

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

September 2019

1. DESCRIPTION



Cover: Current photograph showing the west (principal) elevation of 145 Portland Street, 2019 (Heritage Planning); Above: aerial photograph looking east and showing the location of the property at 145 Portland Street, between Richmond and Adelaide streets

145 Portland Street	
ADDRESS	145 Portland Street
WARD	Ward 10 (Spadina-Fort York)
LEGAL DESCRIPTION	145 Portland Street: Plan 64, Part Lot 5
NEIGHBOURHOOD/COMMUNITY	King-Spadina
HISTORICAL NAME	n/a
CONSTRUCTION DATE	1881
ORIGINAL OWNER	Francis Phillips
ORIGINAL USE	Residential (row house)
CURRENT USE	Residential (row house)
ARCHITECT/BUILDER/DESIGNER	Francis Phillips (Builder)
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood detailing; siding on the north elevation
ARCHITECTURAL STYLE	Gothic Revival
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical and Contextual
HERITAGE STATUS	Listed on the City of Toronto's Heritage Register; contributing property in King-Spadina HCD
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	September 2019

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 145 Portland Street 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
1872 Jan	Land Registry records indicate that Plan 64, bounded by Portland Street, Richmond Street West, Brant Street and Adelaide Street West, is registered on this date ¹
1880	The 1881 City Directory, containing information gathered in the previous year, indicates that the subject property contains a "Vacant Lot"
1881 June	Francis Phillips, a Toronto builder, is granted Lots 5, 6, 7 and 8 (north half only) and builds a set of five row houses by year's end
1882 Feb	Francis Phillips sells off all five recently-completed houses on Lots 5-8 to their first occupants, including a baggage-man, a conductor and a common traveller. At this time, the subject properties were numbered as 115 (135), 115 1/2 (137), 117 (139), 117 1/2 (141), 119 (143) and 119 1/2 (145).
1889	The street numbers along this portion of Portland Street are adjusted to reflect the current addresses
1959	Building Records indicate that a fire destroyed the house-form building at 137 Portland Street, requiring full demolition ²
1960	Full demolition of the original house-form building at 137 Portland Street is completed; mandatory fire damage repairs carried out to portions of 139, 141 and 143 Portland Street
1973	An archival photograph shows the properties at 139-145 Portland Street (Image 2)
1981	An archival photograph shows the subject property (Image 3)
2016	145 Portland Street is identified as a contributing heritage property in the King-Spadina Heritage Conservation District Plan [Draft]
2017 Oct	The King-Spadina Heritage Conservation District (HCD) is designated under Part V of the Ontario Heritage Act ³
2017 Dec	The property at 145 Portland Street is listed on the City of Toronto's Heritage Register

¹ Land Registry Records, Plan 64

² Building Records, City of Toronto, Toronto and East York District, permit #57778, 57412, 57751, 61160

³ Designated by By-law 111-2017 as amended by By-law 1241-2017, in 2018 the King-Spadina HCD is under appeal to the Local Planning Appeals Tribunal

ii. HISTORICAL BACKGROUND

King-Spadina Neighbourhood:

The subject property in this report is located in the King-Spadina neighbourhood, which is named for the major intersection of King Street West and Spadina Avenue. Following the founding in the late 18th century of York (Toronto), the expansive area west of the town site was set aside for the Military Reserve where (Old) Fort York guarded the entrance to the harbour. With the rapid growth of the community, by 1797 York was extended westward to the edge of the Reserve as “New Town” where major institutional buildings included the original campus of Upper Canada College, the third Provincial Parliament Buildings and the first General Hospital. These landmarks were adjoined by residential buildings that ranged from impressive mansions near the waterfront to more modest detached, semi-detached and row houses along the side streets. The continuing demand for housing resulted in the subdivision and sale of part of the Military Reserve, an action that coincided with the incorporation of the City of Toronto in 1834.

Historical maps and atlases (including those listed in Section 5 below) trace the development of King-Spadina from the mid-19th century when the arrival of the first steam railways began the transformation of the neighbourhood from an institutional and residential enclave to Toronto’s manufacturing centre.⁴ This process was accelerated after the Great Fire of 1904 destroyed the city’s original industrial district, leading to its relocation to the area adjoining the intersection of King Street West and Spadina Avenue. King-Spadina experienced a decline after World War II when many manufacturers relocated to Toronto’s suburbs. Beginning in the 1990s with the removal of the restrictive industrial zoning, King-Spadina has been revitalized as a popular mixed-use neighbourhood. With its surviving collection of late-19th century residential buildings and early-20th century industrial warehouses, in 2017 the King-Spadina Heritage Conservation District (HCD) was designated under Part V of the Ontario Heritage Act. The King-Spadina HCD Plan is currently under appeal to the Local Planning Appeal Tribunal (LPAT).

The surviving 19th-century residential buildings on the east side of Portland Street between Richmond and Adelaide Streets are adjoining buildings with the following street numbers: 135, 137, 139, 141, 143 and 145. All of these properties apart from 137 are listed on the City’s Heritage Register and have been identified as contributing to the King-Spadina HCD. The properties at 135, 139, 141 and 143 are subject to a development application and 139, 141 and 143 Portland Street are being concurrently recommended for designation under the Ontario Heritage Act in a separate report for consideration by the Toronto Preservation Board and City Council, and titled Alterations to Designated Heritage Properties, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement - 139, 141 and 143 Portland Street. The property at 145 Portland Street, although not subject to a planning application at the time of report writing, is being evaluated for

⁴ Additional maps tracing the historical development of the area are found at <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>

designation in this report since it forms one half of a mirrored pair with 143 Portland Street and anchors the surviving set of row houses built together in 1881.

145 Portland Street

The subject property at 145 Portland Street is located on land that was originally set aside for the Military Reserve, just west of the area surveyed under the Town of York Plan in the late 18th century. Boulton's Atlas indicates that as early as 1858 the east side of Portland Street, just north of Adelaide Street West and directly south of the subject properties, already contained eight buildings (Image 5). In 1872, Plan 64 containing 32 newly-subdivided lots is registered for the block bounded by Portland Street to the west, Richmond Street West to the north, Maud (formerly Market) Street to the east and Adelaide Street West to the south.

In June 1881, Francis Phillips, a Toronto builder/speculator, acquired property between Part Lot 5 to Part Lot 7 (a total of 85' frontage) and the subsequent construction of five row houses at 137-145 Portland Street is attributed to him.⁵ These wood frame row houses with brick cladding on the principal (west) elevations were illustrated on Goad's Atlas in 1884 (Image 6). Phillips sold all five properties in February 1882, after which they underwent multiple changes in ownership.

With their location in the King-Spadina neighbourhood, the properties at 139, 141, 143 and 145 Portland Street were studied as part of the potential Heritage Conservation District (HCD) for the area where, as a surviving set of late-19th century row houses, they were identified as contributing heritage properties. They were listed on the City of Toronto's Heritage Register in 2017.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the subject property are found in Section 6 of this report.

145 Portland Street

The subject property at 145 Portland Street comprises the north anchor in a group of four attached row houses, a type that first appeared in Europe and Britain during the 17th century and ranged from elaborate terraces in cities for the upper classes, to workers' housing in industrial settings. In 19th-century Toronto, row houses were more commonly found in urban areas where greater densities were accommodated on modest-sized plots.

Completed in 1881 by a Toronto builder named Francis Phillips, the subject property, along with the attached row houses at 139, 141 and 143 Portland Street, are brick-clad dwellings with mirrored principal (west) elevations, that read as two pairs featuring bay windows at the first-floor level and steeply-pitched roof gables containing decorative

⁵ Land Registry Records, Plan 64, Lots 5-8; the original house at 137 Portland Street that formed the southernmost building in this row by Phillips was destroyed by fire in 1959. The current single family dwelling on the property was completed in 2007 and is not being considered as part of this evaluation report.

wood bargeboard. The latter feature, in particular, is representative of the Gothic Revival style which was introduced to North America in the mid-19th century. While identified with ecclesiastical buildings, Gothic Revival features were adapted for residential buildings as the result of widely-circulated architectural pattern books and periodicals (Image 7).

The attached dwelling at 145 Portland Street rises 2½-stories and is covered by a cross-gable roof with returned eaves, brick end chimney and, on the west slope, a central gable with decorative woodwork. The house is clad with brick on its principal (west) elevation, which is currently painted but 139 Portland Street reveals the original polychromatic red and buff brickwork typical of High Victorian Gothic Revival styling and that characterized 145 as well. Under the central frontispiece the principal (west) elevation is organized into two bays with the entrance in one bay, a single-storey bay window in the other at the first or ground level, segmental-arched openings in both storeys and a round-arched opening in the attic level (Images 8a-d).

iv. CONTEXT

Shown on the location map attached as Image 1, the property at 145 Portland Street is the north anchor in a set of row houses built together in 1881 and located on the east side of the street between Adelaide Street West and Richmond Street West. Originally, the entire east side of this block of Portland Street contained a contiguous row of house-form buildings including the set at 149-157 Portland, now demolished (Image 9). Existing adjacent properties that are also recognized on the City of Toronto’s Heritage Register include the commercial building at 127 Portland Street and the four row houses on the west side of the street at 124-130 Portland (Image 10). Together, the subject property and its neighbours form an enclave of surviving late-19th century residential buildings in the King-Spadina neighbourhood, which are identified as contributing heritage properties in the King-Spadina Heritage Conservation District (HCD) Plan that was adopted by Toronto City Council in 2017.

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	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

The property at 145 Portland Street has cultural heritage value for its design as a row house dwelling with Gothic Revival styling associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The row house represents a

key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject property survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The building at 145 Portland Street is distinguished by its late Victorian design with Gothic Revival styling, particularly the centrally-placed gable shared with the attached proper, mirrored property directly to the south, including the decorative wood bargeboard.

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 property at 145 Portland Street is valued for its association with the local builder and speculator, Francis Phillips, who built 145 Portland Street, along with the row houses at 137-143 Portland Street, in the latter half of 1881. Phillips also built the original house on the adjacent property at 137 Portland Street (demolished due to fire) and may have contributed to further examples that define the late-19th century residential character of the King-Spadina neighbourhood.

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 house-form building at 145 Portland Street is valued for its role in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community. The house at 145 Portland Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it is among the small group of surviving late-19th century residential buildings, including the adjacent examples at 139, 139-143 Portland Street and 124-130 Portland on the west side of the street, all of which are also included on the City's Heritage Register.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 139-145 Portland Street have cultural heritage value for their design and context. Located on the east side of the street between Adelaide Street West and Richmond Street West, the Francis Phillips Row Houses (1881) are valued as surviving late-19th century row houses with well-crafted High Victorian Gothic Revival styling including the polychromatic brickwork and decorative wooden bargeboards on the principal (west) elevations. The house form buildings contribute contextually to the heritage character associated with the development in the late-19th century of the King-Spadina neighbourhood. They are physically and historically linked to their setting on Portland Street where they are part of an enclave of surviving residential buildings.

5. SOURCES

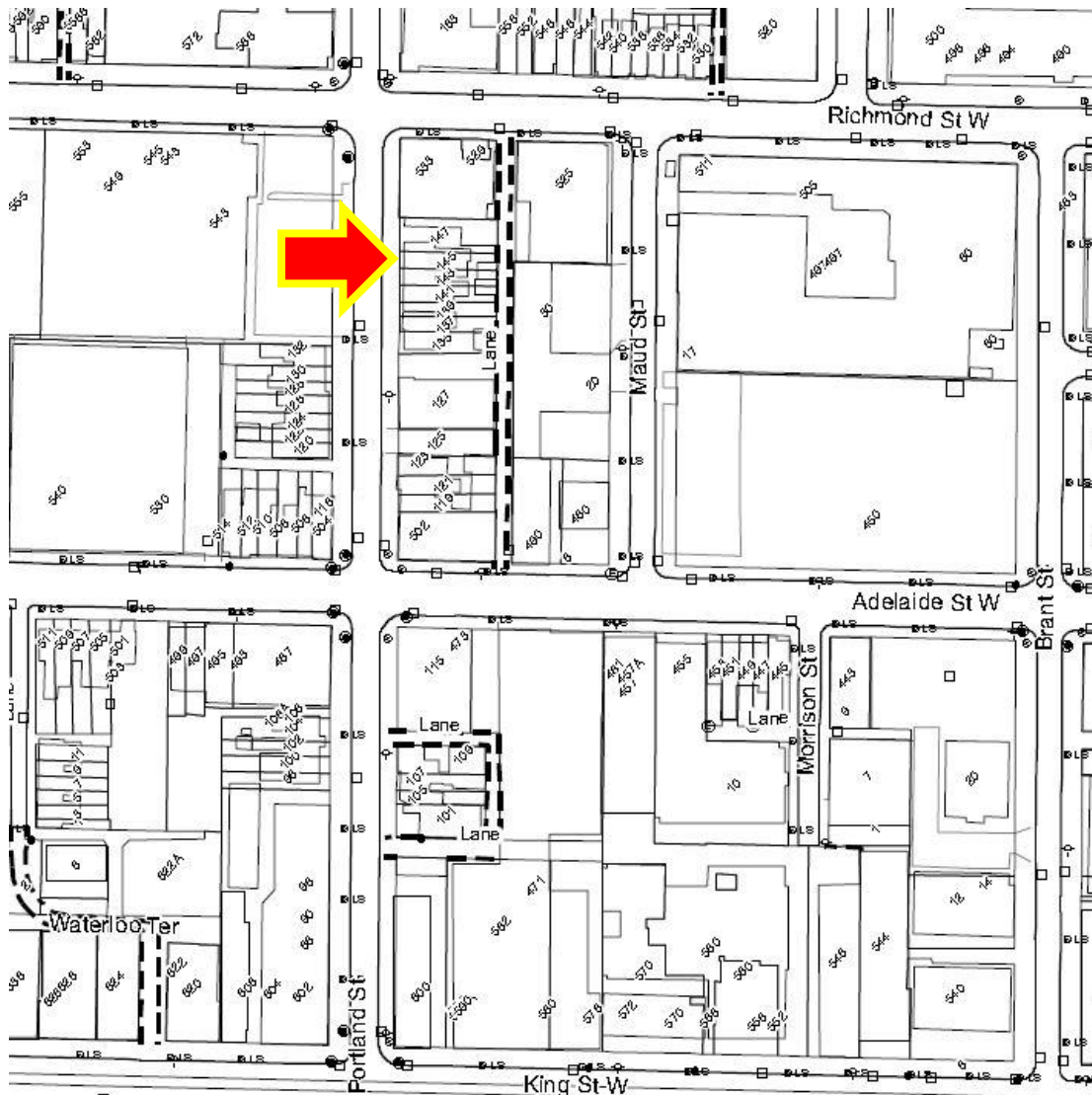
Archival Sources:

Abstract Index of Deeds, Plan 64, Lots 5-8
Archival Maps, 1797-1842, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>
Archival Photographs, City of Toronto Archives, Fonds 1526, File 62, Item 39
Assessment Rolls, City of Toronto, St. Andrew's Ward, 1875-1884.
Boulton, Atlas of the City of Toronto, 1858
Building Records, City of Toronto, Toronto and East York, #57778, 57412, 57751, 61160
City of Toronto Directories, 1875 ff.
Goad's Atlases, 1884, 1890, 1893, 1910, 1913 and 1924

Secondary Sources:

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Blumenson, John, Ontario Architecture, 1990
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Careless, J. M. S., Toronto to 1918, 1984
ERA Architects, Inc. 135-143 Portland Street: Heritage Impact Assessment (Revised), 2019.
King-Spadina Heritage Conservation District Plan [Draft], 2016
https://hcdtoronto.files.wordpress.com/2016/10/161025_ks-hcd-plan-draft1.pdf
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, Canadian Architectural Styles, 2003
McHugh, Patricia, Toronto Architecture: A City Guide, 2nd ed., 1989
Scadding, Henry, Toronto of Old, 1873, reprint 1966

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



1. Location Map, 145 Portland Street: showing the property on the east side of the street between Adelaide Street West and Richmond Street West (City of Toronto Property Data Map).



2. 1973 archival photograph of 139-145 Portland Street with open porches (not original) at all four properties: City of Toronto Archives, Fonds 2043, Series 1587, Subseries 2, File 24 and 25.

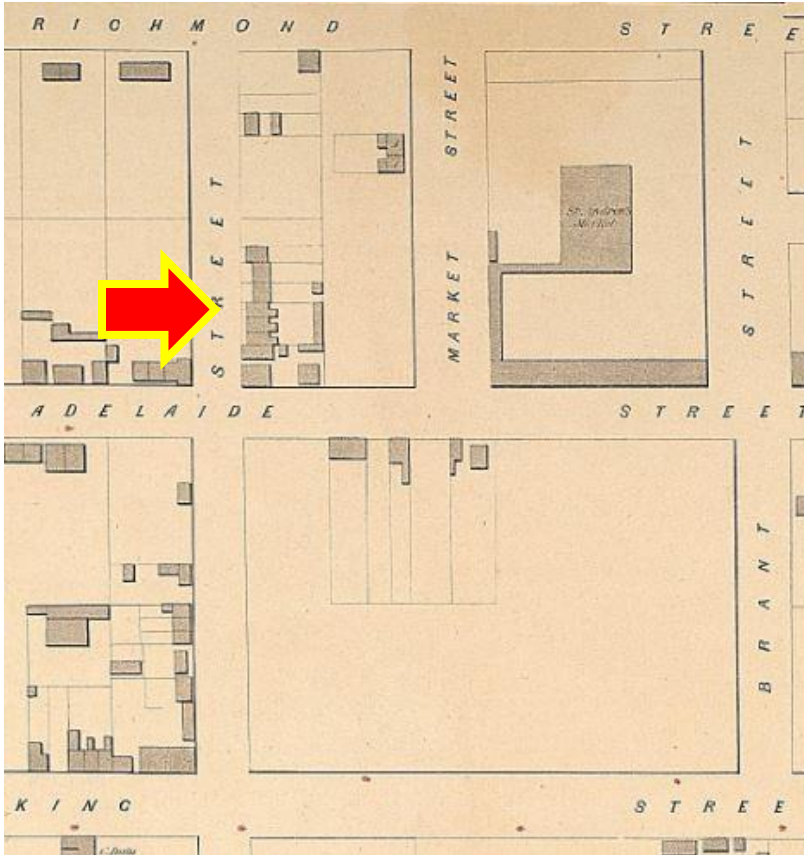


City of Toronto Archives, Fonds 1526, File 62, Item 39

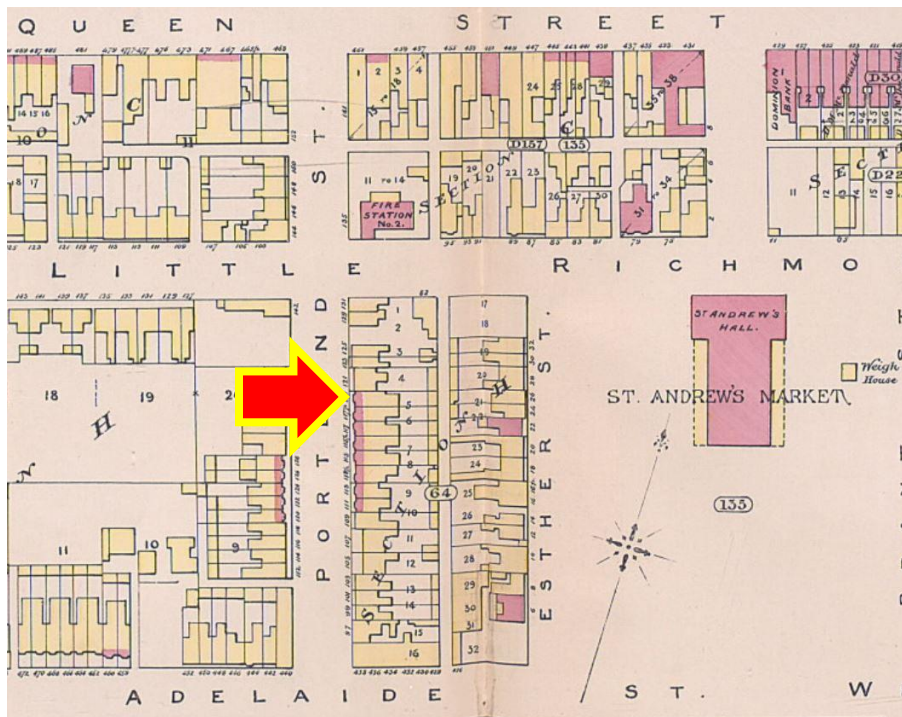
3. Archival photograph showing the west elevations of 139-145 Portland Street, with 145 Portland Street appearing at right and the brick painted red, 1981 (City of Toronto Archives, Fonds 1526, File 62, Item 39)



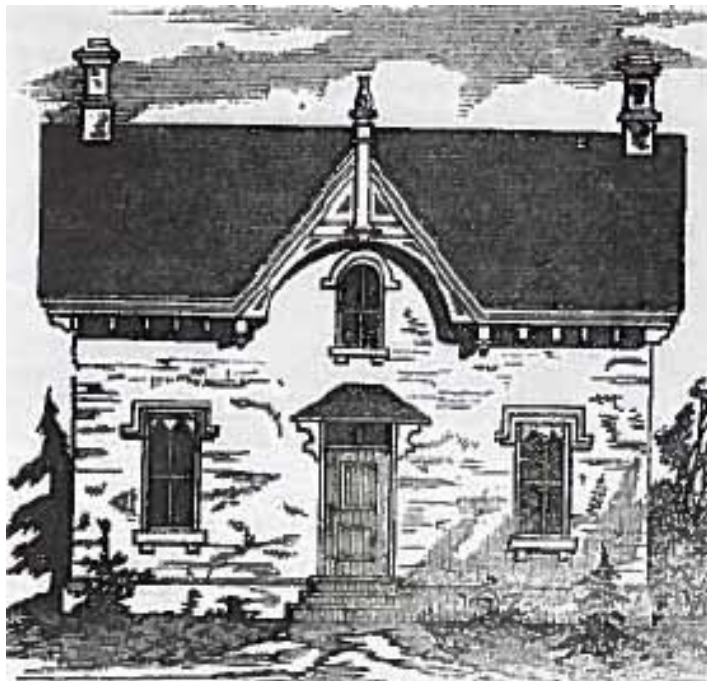
4. Photograph looking southeast and showing 145 Portland Street, at left, which forms the north anchor of the surviving two pairs of historic row houses built together in 1881: ERA, 2016.



5. Boulton's Atlas, 1858, showing eight buildings already standing at this date at the south end of Portland Street north of Adelaide Street West.



6. 1884 Goad's Atlas, showing the subject property on the east side of Portland Street and indicating its construction as a wood frame building (yellow) with brick cladding on the principal elevation (red).



7. Illustration, "Canada Farmer," 1865: showing an extract from a publication that influenced the development of the Gothic Revival style in Canada (Blumenson, 41).



8a and b. Photographs showing the principal (west) elevations at 143(b) and 145(a) Portland Street, including the decorative wood bargeboards in the central, share cross-gable: Heritage Planning, 2019.



8c and d. Photographs showing the principal (west) elevations at 139(d) and 141(c) Portland Street, including the original polychromatic brickwork at 139 (the same brickwork at 141, 143 and 145 is currently covered with paint): Heritage Planning, 2019.



City of Toronto Archives, Series 372 s0372_ss0033_it0363

9. 1938 archival photograph showing the row houses at 149-157 Portland Street, directly north of the subject properties (now demolished). By the end of the 19th century, both sides of Portland Street between Richmond and Adelaide Streets contained a contiguous row of attached residential dwellings in a variety of styles: City of Toronto Archives, Series 372, Subseries 33, Item 363.



10. Image showing the adjacent heritage properties at 124-130 Portland Street, 2018: Google Maps