

Inclusion on the Heritage Register and Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 206 Russell Hill Road

Date: May 22, 2019

To: Toronto Preservation Board
Toronto and East York Community Council

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

Wards: Ward 12 – Toronto-St. Paul's

SUMMARY

This report recommends that City Council include the property at 206 Russell Hill Road on the City of Toronto's Heritage Register and state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act.

The property at 206 Russell Hill Road contains a 2½-storey house form building dating to 1910 that is known historically as the William S. Hodgens House. In 2018, the property owner submitted an application for a zoning by-law amendment and site plan approval to replace the existing house with a low-rise four-unit townhouse development. An application to demolish the existing house in order to facilitate the development of this property was submitted in April 2019 (2019 141774 DEM 00 DM). The demolition permit has not been issued due to the absence of a permit for a replacement building as per the City's Residential Demolition Control By-law.

On May 15, 2019 an application to build a new single family dwelling was submitted. In order to prevent the demolition of the William S. Hodgens House, City Council must state its intention to designate this property under Part IV, Section 29 of the Ontario Heritage Act.

Following research and evaluation under Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, it has been determined that the property at 206 Russell Hill Road merits designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

The inclusion of the property at 206 Russell Hill Road on the City's Heritage Register and its designation under Part IV, Section 29 of the Ontario Heritage Act would identify all of the property's cultural heritage values and heritage attributes.

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

RECOMMENDATIONS

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

1. City Council include the property at 206 Russell Hill Road on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 206 Russell Hill Road under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 206 Russell Hill Road (Reasons for Designation) attached as Attachment 3 to the report (May 22, 2019) from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning.
3. 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.
4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

FINANCIAL IMPACT

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

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) of the property at 206 Russell Hill Road are attached. The property at 206 Russell Hill Road contains a detached 2½-storey house form building that was completed in 1910 for financier William Sefton Hodgins (1878-1963) according to the plans of Toronto architect Ewart G. Wilson. It was part of the residential development of Russell Hill Road, south of St. Clair Avenue West in the South Hill neighbourhood.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 4) for the property at 206 Russell Hill 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 William S. Hodgens House (1910) is a well-crafted example of Period Revival styling influenced by the Arts and Crafts Movement according to the design of Toronto architect Ewart G. Wilson. For more than a century, the property at 206 Russell Hill Road has contributed to the historical development and character of the South Hill neighbourhood where it is set back from the street on an elevated site adjoining Sir Winston Churchill Park.

The Statement of Significance (Attachment 3) for 206 Russell Hill 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.

If designated, City Council can review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

CONTACT

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SIGNATURE

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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 site.



Views of the principal (east) elevation (above) and the context from Russell Hill Road (below). Photograph: Heritage Preservation Services, 2019

STATEMENT OF SIGNIFICANCE: 206 RUSSELL HILL ROAD ATTACHMENT 3 (REASONS FOR DESIGNATION)

The property at 206 Russell Hill Road is worthy of inclusion on the City of Toronto's Heritage Register and 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 on the west side of the street, south of St. Clair Avenue West in the South Hill neighbourhood, the property at 206 Russell Hill Road is elevated on a hillside where the lot extends west to Sir Winston Churchill Park. It contains a 2½-storey detached house form building that was constructed in 1910 for William Sefton Hodgens (1878-1963) according to the designs of Toronto architect Ewart G. Wilson. Hodgens was a self-made financier and one of the original directors of the Dominion Securities Corporation (forerunner to today's RBC Securities) who resided at 206 Russell Hill with his wife, Margaret Wood Meikle for over half a century. Following Hodgens's death, the Basilian Fathers of Toronto were among the subsequent owners of the property.

Statement of Cultural Heritage Value

The property at 206 Russell Hill Road is valued for its design as a well-crafted example of the Period Revival, one of the most popular styles for upscale residential architecture in the World War I era, which is particularly distinguished by its detailing inspired by the Arts and Crafts Movement. The William S. Hodgens House displays hallmarks of the style in its varied cladding, the intricate profile incorporating the roof with the gambrel form, extended east slope, parapets and multiple chimneys, and the varied fenestration including bay windows and shed-roof dormers.

The William S. Hodgens House is historically associated with the origins of the South Hill neighbourhood where, following the subdivision of the former Russell Hill estate, it occupied one of the larger tracts adjoining the Nordheimer Ravine. It is also linked to the practice of Ewart G. Wilson who, in a career spanning a quarter-century, was noted for his residential commissions in Rosedale, Forest Hill and other prestigious neighbourhoods, and elegant apartment houses, including the Broadview Mansions (1927), the listed heritage property overlooking Riverdale Park.

Contextually, the William S. Hodgens House supports and maintains the historical character of the South Hill community as an early-20th century residential enclave with recognized heritage buildings on Clarendon Avenue, Clarendon Crescent, Warren Road, Balmoral Avenue and Poplar Plains Road, as well as Russell Hill Road. The property at 206 Russell Hill Road is also historically, visually and physically linked to its location on an elevated site adjoining Sir Winston Churchill Park.

Heritage Attributes

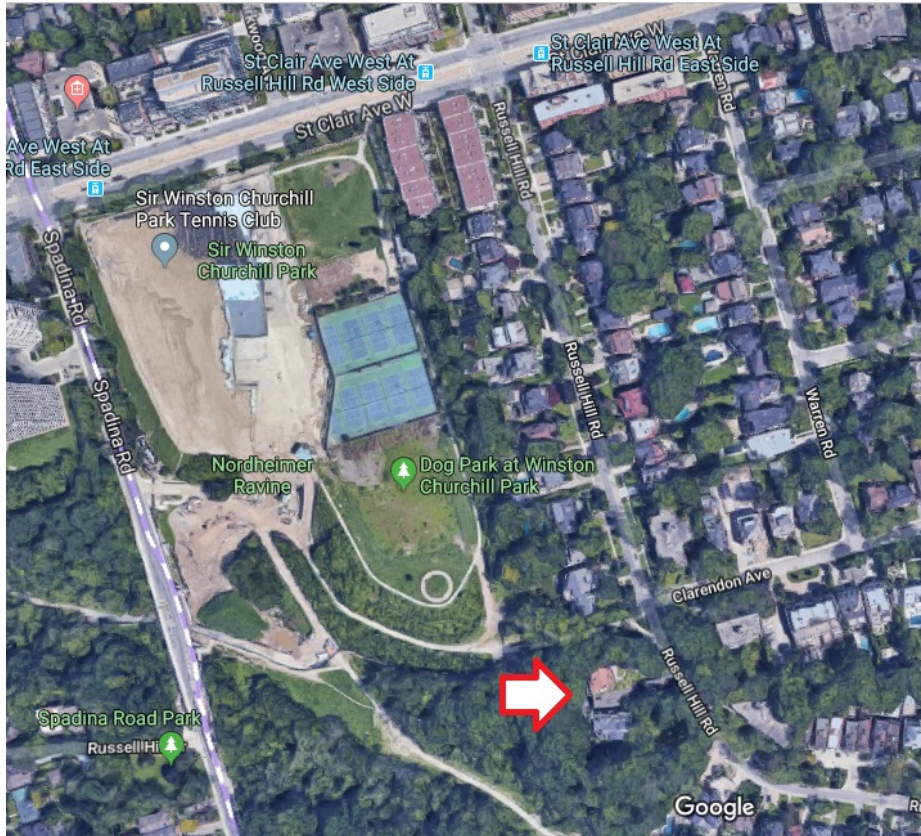
The heritage attributes of the William S. Hodgens House at 206 Russell Hill Road are:

- The setback, placement and orientation of the building on the west side of the street, south of St. Clair Avenue West and adjoining Sir Winston Churchill Park

- The scale, form and massing of the 2½-storey plan
- The roof with the gambrel form, extended slope and multiple shed-roof dormers (east), the parapets (east and west) and the four brick chimneys, including the oversized chimney on the east end
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The principal (east) elevation, where the main entrance is placed off-centre in the first (ground) floor and protected by the open gable on brackets and the stepped stone wall
- The north side elevation with the secondary entrance and the wood detailing
- On all elevations, the fenestration that incorporates flat-headed openings with stone lintels or wood surrounds, segmental-arched openings with brick flat arches and stone sills, and bay windows with wood detailing (some of the openings have been altered)
- In many of the openings, the multi-paned windows that reflect the Period Revival styling

The detached garage at the north end of the property is not identified as a heritage attribute.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**WILLIAM S. HODGENS HOUSE
206 RUSSELL HILL ROAD, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning
City of Toronto

May 2019

1. DESCRIPTION



Above: principal (east) elevation (Heritage Preservation Services, 2019); cover: aerial photograph, with north on the top (www.google.ca/maps)

206 RUSSELL HILL ROAD: WILLIAM S. HODGENS HOUSE	
ADDRESS	206 Russell Hill Road (west side, south of St. Clair Avenue West)
WARD	Ward 12 (Toronto-St. Paul's)
LEGAL DESCRIPTION	Plan 364E, Part Lot 72
NEIGHBOURHOOD/COMMUNITY	South Hill
HISTORICAL NAME	William S. Hodgens House
CONSTRUCTION DATE	1910
ORIGINAL OWNER	William S. Hodgens, financier
ORIGINAL USE	Residential
CURRENT USE*	Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Ewart G. Wilson, architect
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood 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	May 2019

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 206 Russell Hill Road and applies evaluation criteria to determine whether it merits inclusion on the City of Toronto's Heritage Register and designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1796	Following the founding of York (Toronto) in 1793, the surrounding lands are subdivided, with the patent for Lot 23 in Concession 2 of York Township granted to Peter Russell, administrator for the provincial government (Image 2a)
1809	Russell's will is registered, transferring his property to his sister, Elizabeth
1817	Elizabeth Russell sells Lot 23 to Augustus Baldwin, who develops his "Russell Hill" estate before selling parts of the acreage in 1834
1851	"Russell Hill" is labeled on Browne's map of York Township (Image 2b) and its owner, "Admiral" Baldwin is named on Tremaine's map of York County in 1860 (Image 2c)
1866	Augustus Baldwin dies and his heirs, under the direction of his executor and nephew, William Augustus Baldwin begin subdividing the Russell Hill estate
1871	Plan 315 is registered on part of Lot 23, with William Augustus Baldwin acquiring Parcel 2
1878	Mile's York County Atlas shows the subdivision of Russell Hill (Image 2d), which is illustrated on the first Goad's Atlas for the area in 1884 (Image 2e)
1890	The update to Goad's Atlas shows the subdivision under Plan 315 where Parcel B remains undeveloped (Image 3a)
1908	Margaret Fry Baldwin, the widow of William Augustus Baldwin, registers Plan 364E on Parcel 2
1910 Jan	Following Margaret Baldwin's death, her trustees sell the south part of Lot 72 under Plan 364E to financier William Sefton Hodgens
1910 Apr	Hodgens is issued Building Permit 19756 for a detached house, naming Ewart G. Wilson as the architect
1910	Hodgen's house is not illustrated on the update to Goad's Atlas (Image 3b), although the City Directory (published in 1911 with information from 1910) lists an unnumbered "vacant" house south of 210 Russell Hill Road
1911	Hodgens is listed at 206 Russell Hill Road in the City Directory and tax assessment rolls
1913	The subject house is shown on the update to Goad's Atlas, Volume 2 (Image 3c)
1934	Hodgens transfers his property to the National Trust Company as his executors and trustees

1963 Mar	William S. Hodgens dies “at his Russell Hill Road home” ¹
1964 Mar	Hodgen’s trustees and his widow, Margaret Wood Meikle, sell the property at 206 Russell Hill Road to Father Robert Fischette
1971-73	206 Russell Hill Road is owned by the Basilian Fathers of Toronto
1985-88	Applications are made for interior and exterior alterations, including the enclosed porches on the south elevation
2018	A zoning and site plan application is submitted to redevelop the property at 206 Russell Hill Road

ii. HISTORICAL BACKGROUND

South Hill:

The property at 206 Russell Hill Road is in the Toronto neighbourhood of South Hill, which is bounded by Avenue Road (east), St. Clair Avenue West (north), Spadina Avenue (west) and the CPR line (south). The origins of this community date to the founding of the Town of York (Toronto) in 1793 and the organization of the adjoining lands for development. Immediately proximate to the townsite, large tracts were reserved for the government (east), military (west) and gentry (north), where the latter established estates on 100-acre “park lots.” Yonge Street was surveyed in 1794-96 as the main route to the northern hinterland, and the adjoining land between present-day Bloor Street and Steeles Avenue was divided into 200-acre farm lots and organized by concessions (north/south) and side roads (east/west). This grid pattern inspired by British town planning was enforced on the natural topography and broken only by pre-contact aboriginal trails, including those renamed Davenport and Poplar Plains roads.² The farm lots along the escarpment north of Davenport Road were coveted for their southward views to Lake Ontario and developed as country estates by members of the Baldwin family and other community leaders. The subdivision of these tracts for residential development began in the mid-19th century. The City of Toronto annexed the areas between Davenport Road and St. Clair Avenue West in the early 1900s, including the Russell Hill Road District and the Baldwin Estate. As a residential community developed during the pre-World War I era, South Hill “may not have the same name recognition as a Rosedale or a Forest Hill, but it is every bit as glamorous and exclusive as these other elite Toronto neighbourhoods.”³

206 Russell Hill Road:

The development of the property at 206 Russell Hill Road in South Hill is illustrated on historical maps and atlases, including those in Section 6 of this report. It is located on land originally surveyed as Lot 23, a 200-acre farm allotment that was granted to Peter Russell, administrator for the Province of Upper Canada, whose heir conveyed it to Augustus Warren Baldwin in 1817.⁴ A retired naval officer, “Admiral” Baldwin built a country house on the property, which he named “Russell Hill” after a farm in County

¹ *Globe*, March 22, 1963

² Later subdivisions incorporated non-linear roads including Rosedale and Walmer Road north of Bloor Street West

³ <http://www.torontoneighbourhoods.net/neighbourhoods/midtown/south-hill?real-estate>

⁴ Augustus Baldwin was a brother of Dr. William Warren Baldwin who developed the famous and extant “Spadina” estate in 1866 on adjoining Lot 24

Cork, Ireland where he was born, as well as in recognition of the Russell family to whom he was related by marriage. Before 1851, when Baldwin's Russell Hill estate was identified on Browne's map of York Township, he had begun subdividing parts of the tract (Image 2b).

Following Augustus Baldwin's death in 1866, Russell Hill was inherited by other family members, including his nephew and executor, William Augustus Baldwin. In 1871, following the registration of Plan 315 on part of the estate, an expansive tract identified as Parcel 2 was acquired by William Augustus Baldwin (and illustrated on the 1890 update to Goad's Atlas, attached as Image 3a). This allotment remained undeveloped until 1908 when Baldwin's widow, Margaret Fry Baldwin (1834-1909) registered Plan 364E, which extended the existing east/west street pattern in South Hill, while extending Russell Hill Road south of St. Clair Avenue on a curve to meet and mirror the curve of Poplar Plains Road.

In January 1910, Margaret Baldwin's trustees sold the subject property, comprising part of Lot 72 under Plan 364E, to William Sefton Hodgens (1878-1963), who was issued a building permit for the subject house that spring. Hodgens was a self-made financier who, following his education at Parkdale Collegiate Institute, "began his career in securities with the Scottish Union Insurance Company" in 1894.⁵ By 1901, he was a co-founder of the Dominion Securities Corporation (forerunner to today's RBC Securities), becoming a director in 1916 and retaining this position until his retirement in 1944. Active in social circles with his wife, Margaret Wood Meikle, Hodgens resided at 206 Russell Hill Road until his death in 1963. The next year, Hodgens's widow and trustees sold the subject property. The Basilian Fathers of Toronto briefly owned 206 Russell Hill Road in the 1970s.

Architect Ewart G. Wilson:

The house at 206 Russell Hill Road was designed by Toronto architect Ewart Gladstone Wilson (1881-1941), who began his career in 1897 when he became an apprentice to J. Francis Brown. He remained with the latter's architectural firm through 1908, a period when Brown accepted residential commissions in the city's upscale neighbourhoods, designing one of the first houses on Poplar Plains Road in South Hill. During Wilson's tenure with Brown, the firm produced designs in the popular Period Revival style, including the Copping House (1902) at 79 South Drive in Rosedale with its distinctive stepped parapet. In 1909, Wilson established a solo career that, apart from a brief partnership with Franklin E. Belfry in 1923, lasted until his retirement in the 1930s. Wilson's projects included the Broadview Mansions (1927), one of Toronto's first-generation apartment buildings at 549 Broadview Avenue (which is listed on the City's Heritage Register). While completing residential projects in Rosedale, Forest Hill, Deer Park, Parkdale and Riverdale, Wilson also designed dwellings at 83 Lynwood Avenue and 200 Russell Hill Road, as well as the subject property, in South Hill.

⁵ *Globe*, March 22, 1963

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 206 Russell Hill Road are found on the cover and in Sections 2 and 6 of this report. The William S. Hodgens 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 favoured styles for residential design in Toronto during the pre-World War I era. Many Period Revival buildings were further elaborated with features identified with the Arts and Crafts movement, which was founded in the mid-19th 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 features such as sweeping rooflines, robust chimneys and mixtures of materials, which are reflected in the William S. Hodgens House.

The William S. Hodgens House rises 2½ stories under the roof with the gambrel form, the exaggerated east slope marked by the multiple shed-roof dormers, the stepped parapets on the east and west elevations, and the four brick chimneys, including an oversized one on the east elevation. The building is clad with red brick, and brick, stone and wood is applied for the detailing. On the principal (east) elevation, the main entrance is placed off-centre and protected by an oversized open gable with wood brackets and a stepped stone retaining wall. The fenestration on the building mixes bay windows, as well as flat-headed single, double and triple openings in varied sizes with stone sills and either wood surrounds or stone lintels, and segmental-arched openings with brick flat arches and stone sills. A secondary entry is placed on the east side elevation where there is wood detailing. Many of the openings contain multi-paned windows typical of the Period Revival style. Some of the openings have been altered, and enclosed porches added to the south side elevation.

iv. CONTEXT

The property at 206 Russell Hill Road is in the section of the South Hill neighbourhood southeast of St. Clair Avenue West and Spadina Road and adjacent to Winston Churchill Park. Located on the west side of the street, directly south of the entrance to the park, the William S. Hodgens House is set back from and elevated above the boulevard. With these features, the property is distinguished from the street pattern to the north and south where detached houses from the same era are placed closer to Russell Hill Road on narrower lots. On the opposite side of the street, some of the properties have been redeveloped with low-rise apartment houses.

Directly east of the William S. Hodgens House, the South Hill neighbourhood contains more than a dozen residential properties that are recognized on the City's Heritage Register, as well as the Beck House (1906) at 6 Clarendon Crescent and the Ecclestone House (1909) at 1 Warren Road, which are designated under Part IV, Section 29 of the Ontario Heritage Act. Within this group is a small collection of houses by architect Eden Smith whose designs are linked to the development of the Arts and Crafts Movement in Canada.

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 206 Russell Hill Road is valued for its design as a well-crafted example of the Period Revival, one of the most popular styles for upscale residential architecture in the World War I era, which is particularly distinguished by its detailing inspired by the Arts and Crafts Movement. The William S. Hodgens House displays hallmarks of the style in its varied cladding, the intricate profile incorporating the roof with the gambrel form, extended east slope, parapets and multiple chimneys, and the varied fenestration including bay windows and shed-roof dormers.

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	X

The William S. Hodgens House is historically associated with the origins of the South Hill neighbourhood where, following the subdivision of the former Russell Hill estate, it occupied one of the larger tracts adjoining the Nordheimer Ravine. It is also linked to the practice of Ewart G. Wilson who, in a career spanning a quarter-century, was noted for his residential commissions in Rosedale, Forest Hill and other prestigious neighbourhoods, and elegant apartment houses, including the Broadview Mansions (1927), the listed heritage property overlooking Riverdale Park.

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 William S. Hodgens House supports and maintains the historical character of the South Hill community as an early 20th century residential enclave with recognized heritage buildings on Clarendon Avenue, Clarendon Crescent, Warren Road, Balmoral Avenue and Poplar Plains Road, as well as Russell Hill Road. The

property at 206 Russell Hill Road is also historically, visually and physically linked to its location on an elevated site adjoining Sir Winston Churchill Park.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that property at 206 Russell Hill Road has cultural heritage value for its design, historical associations and context. The William S. Hodgens House (1910) is a well-crafted example of Period Revival styling influenced by the Arts and Crafts Movement according to the design of Toronto architect Ewart G. Wilson. For more than a century the property at 206 Russell Hill Road has contributed to the historical development and character of the South Hill neighbourhood where it is set back from the street on an elevated site adjoining Sir Winston Churchill Park.

5. SOURCES

Archival Sources:

- Abstract Index of Deeds, Lot 23, Concession 2, Plan 315, Parcel 2, and Plan 364E, Lot 72
- Archival Maps and Atlases, <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>
- Assessment Rolls, Ward 4, Division 3, 1908 ff.
- Building Permit 19756, April 12, 1910, City of Toronto Archives
- Building Records, Toronto and East York,
- City of Toronto Directories, 1908 ff.

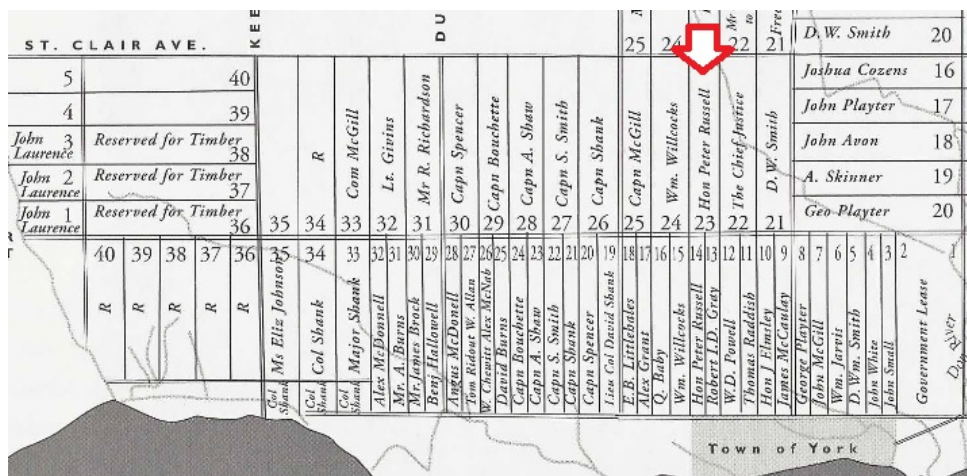
Secondary Sources:

- Arthur, Eric, Toronto: No Mean City, 3rd ed., revised by Stephen A. Otto, 1986
- "Augustus Warren Baldwin," entry in Dictionary of Canadian Biography, http://www.biographi.ca/en/bio/baldwin_augustus_warren_9E.html
- Blumenson, John, Ontario Architecture, 1990
- Dendy, William, Lost Toronto, 2nd ed., revised 1993
- Dunkelman, David, Your Guide to Toronto Neighbourhoods, 5th ed., 2011 <http://www.torontoneighbourhoods.net/>
- "Ewart G. Wilson," entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/node/397>
- Hodgins Family Records, www.ancestry.ca
- Lundell, Liz, The Estates of Old Toronto, 1997
- Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992
- Thompson, Austin Seton, Spadina, 1978
- "W. S. Hodgins - Charter Director of Bond Firm," *Globe*, March 22, 1963
- Wilson Family Records, www.ancestry.ca

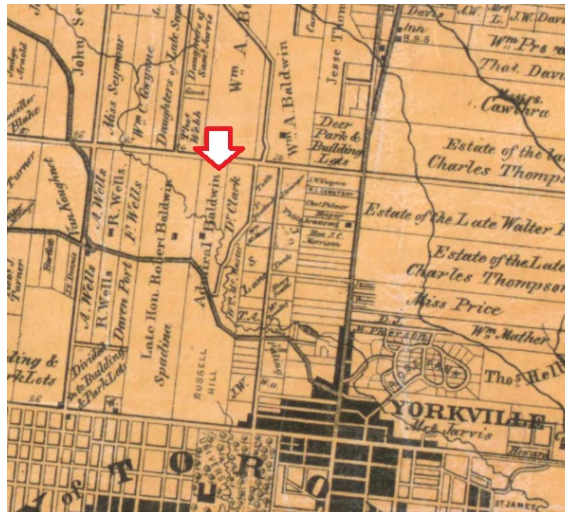
6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrow marks the location of the subject property. All images are oriented with north on the top unless indicated in the captions.



1. Location Map, 206 Russell Hill Road: showing the location of the property on the west side of the street (City of Toronto Property Data Map).



2a. Home District, ca. 1800, showing Farm Lot 23

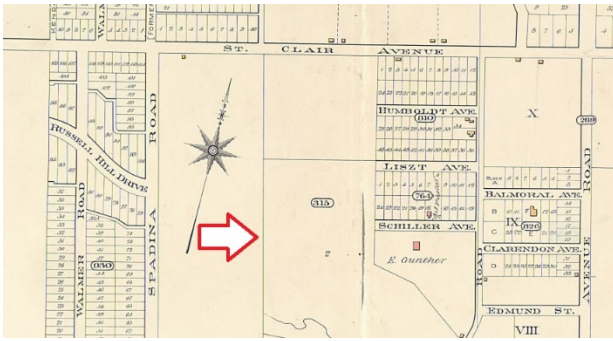


2b. Browne's Map of York Township, 1851 (left), showing the "Russell Hill" Estate;
 2c. Tremain's Map of York County, 1860 (right), labeled "Admiral Baldwin"

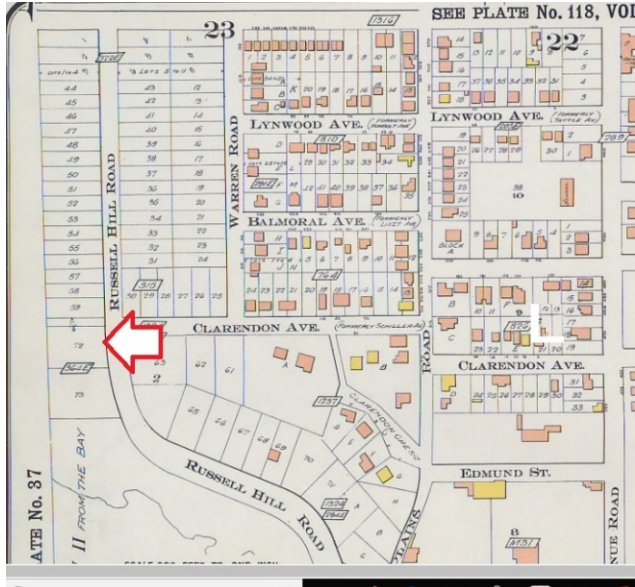


2d and 2e. Miles's Atlas of York County, 1878 (left) and Goad's Atlas, 1884 (right), showing the subdivision of Lot 23

2. Archival Maps and Atlases: Lundell, 1997, page 10 (2a), and <https://oldtorontomaps.blogspot.com/p/index-of-maps.html>.



3a. Goad's Atlas, revised 1890: showing the subdivision of Lot 23 under Plan 315



3b. Goad's Atlas, revised 1910: showing the further subdivision of Plan 315 under Plan 364E



3c. Goad's Atlas, revised 1913: showing the William S. Hodgens House

3. Archival Atlases: <https://oldtorontomaps.blogspot.com/p/index-of-maps.html>



4a. principal (east) elevation (left);



4b. north side elevation



4c. rear (west) elevation (right);



4d. south side elevation (left)



4e. contextual view west from Russell Hill Road

4. Current Photographs, 206 Russell Hill Road: Heritage Preservation Services, 2019.