

29, 31, and 33 Sussex Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: December 13, 2024

To: Toronto Preservation Board

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

Wards: Ward 11 - University-Rosedale

SUMMARY

This report recommends that City Council state its intention to designate the properties at 29, 31 and 33 Sussex Avenue under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value according to the Statements of Significance and description of Heritage Attributes in Attachment 1, Attachment 2, and Attachment 3.

The subject properties at 29, 31, and 33 Sussex Avenue are between Huron Street and Spadina Avenue, in the Huron-Sussex neighbourhood. A location map and current photograph of the heritage properties is found in Attachment 4.

The subject properties are part of a trio of originally identical Second Empire style house-form buildings that were constructed in 1879. These properties comprise the earliest surviving houses on Sussex Avenue and survive today as a remnant of a larger Victorian residential neighbourhood that spanned to the south and which was redeveloped as part of the West Campus expansion of the University of Toronto.

The property at 29 Sussex Avenue along with the property at 33 Sussex Avenue were listed on the Heritage Register in November 2016. The middle property located at 31 Sussex Avenue was included on the City of Toronto's inaugural Inventory of Heritage Properties over fifty years ago in 1973 and is listed on the Heritage Register.

The subject properties are currently owned by the University of Toronto. City staff consulted with University of Toronto Assistant Vice-President, University Planning in preparing this report.

Staff have determined that the properties at 29, 31, and 33 Sussex Avenue have cultural heritage value and meet 5 of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

The Ontario Heritage Act states that structures or buildings on properties listed on the City's Heritage Register cannot be removed or demolished without at least 60 days' notice to Council. The legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation before the property may be demolished if a building permit is requested.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 29 Sussex Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 29 Sussex Avenue (Reasons for Designation) attached as Attachment 1, to the report, December 13, 2024, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. City Council state its intention to designate the property at 31 Sussex Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 31 Sussex Avenue (Reasons for Designation) attached as Attachment 2, to the report, December 13, 2024, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
3. City Council state its intention to designate the property at 33 Sussex Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 33 Sussex Avenue (Reasons for Designation) attached as Attachment 3, to the report, December 13, 2024, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
4. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

The property at 31 Sussex Avenue was included on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register) in 1973.

At its meeting on February 25, 2014, the Toronto and East York Community Council directed the Manager, Heritage Preservation Services, to assess the heritage value of 29 Sussex Avenue and report to the Toronto and East York Community Council regarding the appropriateness of Heritage Designation.

<https://secure.toronto.ca/council/agenda-item.do?item=2014.TE30.94>

City Council included the properties at 29 and 33 Sussex Avenue on the City of Toronto's Heritage Register on November 8, 2016.

<https://secure.toronto.ca/council/agenda-item.do?item=2016.TE19.15>

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

[Provincial Planning Statement, 2024 \(ontario.ca\)](#)

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

COMMENTS

Under the Ontario Heritage Act, properties that were listed prior to January 1, 2023, must be either designated or removed from the Register by January 1, 2027. Once removed, Council may not relist a property for five years.

Heritage Planning staff met with Christine Burke, Assistant Vice-President, University Planning, University of Toronto, and ERA Architects Inc. on November 25, 2024 to discuss the proposed designation of the subject properties and sought feedback on their cultural heritage value which was captured in the finalization of the Statements of Significance.

Evaluation Analysis

29 Sussex Avenue

The following evaluation analysis is based on the comprehensive research conducted on the properties at 29, 31, and 33 Sussex Avenue (see Attachment 4) and provides the rationale for the recommendation(s) found in this report.

The property at 29 Sussex Avenue meets the following 5 out of 9 criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method and the property displays a high degree of craftsmanship or artistic merit:

The property at 29 Sussex Avenue has design value and is one of three properties which comprise a rare trio of house-form buildings that are representative examples of the Second Empire style with towers located within the Huron-Sussex neighbourhood. The style is evident in the mansard roof, the tower, the polychromatic brick cladding and *chaine* detailing in the tower, the decorative windows, the wood brackets and pierced lintels. In its overall form and massing as well as in design elements, the subject property also displays a high degree of craftsmanship.

The property yields or has the potential to yield information that contributes to an understanding of a community or culture:

The property has historical value as it contributes to an understanding of the unique character of the late-19th century Huron-Sussex neighbourhood within the University of Toronto St. George campus, which is defined by its residential streetscapes and low-rise collection of house-form buildings. Following the subdivision and sale of the William Warren Baldwin and Robert Baldwin estates, the area was transformed from market gardens to a residential enclave. The property at 29 Sussex Avenue, along with the adjacent 31 and 33 Sussex Avenue properties, comprise the earliest surviving houses on Sussex Avenue and survive today as a remnant of a larger Victorian residential neighbourhood that spanned to the south and which was redeveloped as part of the West Campus expansion by the University of Toronto.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area:

Contextually, the property at 29 Sussex Avenue is important in defining and supporting the late-19th century residential scale and character of the Huron-Sussex neighbourhood which is primarily comprised of single-family houses of 2-3 stories, characterized by complex massing, varied materials and richly detailed elements.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings:

The property is physically, visually and historically linked to its surroundings, maintaining the integrity of the historic neighbourhood streetscape while contributing to its variety as part of a distinctive Second Empire style trio commonly referred to as the "Three Sisters."

31 Sussex Avenue

The property at 31 Sussex Avenue meets the following 5 out of 9 criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method and the property displays a high degree of craftsmanship or artistic merit:

The property at 31 Sussex Avenue has design value and is one of three properties which comprise a rare trio of house-form buildings that are representative examples of the Second Empire style with towers located within the Huron-Sussex neighbourhood. The style is evident in the mansard roof, the tower, the polychromatic brick cladding and *chaîne* detailing in the tower, the decorative windows, the wood brackets and pierced lintels. In its overall form and massing as well as in design elements, the subject property also displays a high degree of craftsmanship.

The property yields or has the potential to yield information that contributes to an understanding of a community or culture:

The property has historical value as it contributes to an understanding of the unique character of the late-19th century Huron-Sussex neighbourhood within the University of Toronto St. George campus, which is defined by its residential streetscapes and low-rise collection of house-form buildings. Following the subdivision and sale of the William Warren Baldwin and Robert Baldwin estates, the area was transformed from market gardens to a residential enclave. The property at 31 Sussex Avenue, along with the adjacent 29 and 33 Sussex Avenue properties, comprise the earliest surviving houses on Sussex Avenue and survive today as a remnant of a larger Victorian residential neighbourhood that spanned to the south and which was redeveloped as part of the West Campus expansion by the University of Toronto.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area:

Contextually, the property at 31 Sussex Avenue is important in defining and supporting the late-19th century residential scale and character of the Huron-Sussex neighbourhood which is primarily comprised of single-family houses of 2-3 stories, characterized by complex massing, varied materials and richly detailed elements.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings:

The property is physically, visually and historically linked to its surroundings, maintaining the integrity of the historic neighbourhood streetscape while contributing to its variety as part of a distinctive Second Empire style trio commonly referred to as the "Three Sisters."

33 Sussex Avenue

The property at 33 Sussex Avenue meets the following 5 out of 9 criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method and the property displays a high degree of craftsmanship or artistic merit:

The property at 33 Sussex Avenue has design value and is one of three properties which comprise a rare trio of house-form buildings that are representative examples of the Second Empire style with towers located within the Huron-Sussex neighbourhood. The style is evident in the mansard roof, the tower, the polychromatic brick cladding and *chaîne* detailing in the tower, the decorative windows, the wood brackets and pierced lintels. In its overall form and massing as well as in design elements, the subject property also displays a high degree of craftsmanship.

The property yields or has the potential to yield information that contributes to an understanding of a community or culture:

The property has historical value as it contributes to an understanding of the unique character of the late-19th century Huron-Sussex neighbourhood within the University of Toronto St. George campus, which is defined by its residential streetscapes and low-rise collection of house-form buildings. Following the subdivision and sale of the William Warren Baldwin and Robert Baldwin estates, the area was transformed from market gardens to a residential enclave. The property at 33 Sussex Avenue, along with the adjacent 29 and 31 Sussex Avenue properties, comprise the earliest surviving houses on Sussex Avenue and survive today as a remnant of a larger Victorian residential neighbourhood that spanned to the south and which was redeveloped as part of the West Campus expansion by the University of Toronto.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area:

Contextually, the property at 33 Sussex Avenue is important in defining and supporting the late-19th century residential scale and character of the Huron-Sussex neighbourhood which is primarily comprised of single-family houses of 2-3 stories, characterized by complex massing, varied materials and richly detailed elements.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings:

The property is physically, visually and historically linked to its surroundings, maintaining the integrity of the historic neighbourhood streetscape while contributing to its variety as part of a distinctive Second Empire style trio commonly referred to as the "Three Sisters."

See Attachments 1, 2, 3, 4, and 5 of this report for the Statements of Significance; Location Map and Photograph; and Research, Evaluation & Visual Resources pertaining to the properties at 29, 31, and 33 Sussex Avenue as all of these documents are integral to the recommendations made in this staff report.

CONCLUSION

Staff have determined that the properties at 29, 31, 33 Sussex Avenue meet 5 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the properties merit designation and staff recommend that Council support the designation of this property to conserve its cultural heritage value.

The Statements of Significance: 29 Sussex Avenue-Statement of Significance (Reasons for Designation) attached as Attachment 1, 31 Sussex Avenue-Statement of Significance (Reasons for Designation) attached as Attachment 2, and 33 Sussex Avenue-Statement of Significance (Reasons for Designation) attached as Attachment 3 to this report comprise the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

Loryssa Calogero, MA, CAHP, D.Phil Candidate (Oxford)
Heritage Planner, Heritage Planning
Urban Design, City Planning
Tel: 416-392-7238
Email: Loryssa.calogero@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – 29 Sussex Avenue - Statement of Significance (Reasons for Designation)

Attachment 2 – 31 Sussex Avenue - Statement of Significance (Reasons for Designation)

Attachment 3 – 33 Sussex Avenue - Statement of Significance (Reasons for Designation)

Attachment 4 – Location Map and Current Photograph

Attachment 5 – Research, Evaluation & Visual Resources

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The property at 29 Sussex Avenue 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 the categories of design/physical, historical/associative, and contextual value.

Description

Located on the south side of Sussex Avenue between Huron Street and Spadina Avenue, in the Huron-Sussex neighbourhood in the northwest quadrant of the University of Toronto's St. George Campus, the property at 29 Sussex Avenue contains a house-form building fashioned in the Second Empire architectural style. With the neighbouring properties at 31 and 33 Sussex Avenue, it is part of a trio of originally identical properties that were constructed in 1879. From the late-19th century, the houses have been associated with the University of Toronto, as the homes of several generations of professors and as student housing.

The property at 29 Sussex Avenue was listed on the Heritage Register in November 2016 along with the property at 33 Sussex Avenue.

The adjacent property at 31 Sussex Avenue was included on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register) in 1973.

Statement of Cultural Heritage Value

The property at 29 Sussex Avenue has design value and is one of three properties which comprise a rare trio of house-form buildings that are representative examples of the Second Empire style with towers located within the Huron-Sussex neighbourhood. The style is evident in the mansard roof, the tower, the polychromatic brick cladding and *chaîne* detailing in the tower, the decorative windows, the wood brackets and pierced lintels. In its overall form and massing as well as in design elements, the subject property also displays a high degree of craftsmanship.

The property has historical value as it contributes to an understanding of the unique character of the late-19th century Huron-Sussex neighbourhood within the University of Toronto St. George campus, which is defined by its residential streetscapes and low-rise collection of house-form buildings. Following the subdivision and sale of the William Warren Baldwin and Robert Baldwin estates, the area was transformed from market gardens to a residential enclave. The property at 29 Sussex Avenue, along with the adjacent 31 and 33 Sussex Avenue properties, comprise the earliest surviving houses on Sussex Avenue and survive today as a remnant of a larger Victorian residential neighbourhood that spanned to the south and which was redeveloped as part of the West Campus expansion by the University of Toronto.

Contextually, the property at 29 Sussex Avenue is important in defining and supporting the late-19th century residential scale and character of the Huron-Sussex neighbourhood which is primarily comprised of single-family houses of 2-3 stories, characterized by complex massing, varied materials and richly detailed elements. The property is physically, visually and historically linked to its surroundings, maintaining the integrity of the historic neighbourhood streetscape while contributing to its variety as part of a distinctive Second Empire style trio commonly referred to as the “Three Sisters.”

Heritage Attributes

Attributes that contribute to the value of the property at 29 Sussex Avenue being one of three properties which comprise a rare trio of house-form buildings that are representative examples of the Second Empire style and displaying a high degree of craftsmanship:

- The materials including polychromatic brick cladding, with red brick in the principal (north) elevation and buff brick in the *chaine* detailing in the tower, which has been concealed by paint, and the buff brick in the side (east and west) and rear (south) elevations that have been covered in a red wash
- The wood lintels and brackets and cast stone sills on the principal (north) elevation
- The scale, form and massing of the building which includes a two-storey rectangular building with a two-storey tower
- The mansard roof in the principal (north) elevation
- The principal (north) and side (east and west) elevations of the tower
- The decorative brick detailing including the details known as *chaine* at the corners and sides of the principal (north) and side (east and west) elevations of the tower and the northwest corner of the house, and the brick details at the window heads
- The ornate decorative detailing of the segmental arched openings for the windows in the principal (north)
- The decorative detailing of the segmental arched opening for the windows in the side (east and west) elevations
- The decorative wood details in the pierced lintels over the windows
- The paired brackets at the eaves of the tower and the main roof

Historical/Associative Value

Attributes that contribute to the value of the property at 29 Sussex Avenue yielding information that contributes to an understanding of the unique character of the late-19th century Huron-Sussex neighbourhood within the University of Toronto St. George Campus:

- The materials including polychromatic brick cladding, with red brick in the principal (north) elevation and buff brick in the *chaine* detailing in the tower, which has been concealed by paint, and the buff brick in the side (east and west) and rear (south) elevations that have been covered in a red wash
- The wood lintels and brackets and cast stone sills on the principal (north) elevation
- The scale, form and massing of the building which includes a two-storey rectangular building with a two-storey tower

Contextual Value

Attributes that contribute to the value of the property at 29 Sussex Avenue defining, maintaining, and supporting the character of the Huron-Sussex neighbourhood and being physically, functionally, visually or historically linked to its surroundings:

- The materials including polychromatic brick cladding, with red brick in the principal (north) elevation and buff brick in the *chaîne* detailing in the tower, which has been concealed by paint, and the buff brick in the side (east and west) and rear (south) elevations that have been covered in a red wash
- The wood lintels and brackets and cast stone sills on the principal (north) elevation
- The scale, form and massing of the building which includes a two-storey rectangular building with a two-storey tower
- The placement, setback, and orientation on the south side of Sussex Avenue amongst a trio of Second Empire house-form properties between Huron Street and Spadina Avenue

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The property at 31 Sussex Avenue 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 the categories of design/physical, historical/associative, and contextual value.

Description

Located on the south side of Sussex Avenue between Huron Street and Spadina Avenue, in the Huron-Sussex neighbourhood in the northwest quadrant of the University of Toronto's St. George Campus, the property at 31 Sussex Avenue contains a house-form building fashioned in the Second Empire architectural style. With the neighbouring properties at 29 and 33 Sussex Avenue, it is part of a trio of originally identical properties that were constructed in 1879. From the late-19th century, the houses have been associated with the University of Toronto, as the homes of several generations of professors and as student housing.

The property at 31 Sussex Avenue was included on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register) in 1973.

The property at 29 Sussex Avenue was listed on the Heritage Register in November 2016 along with the property at 33 Sussex Avenue.

Statement of Cultural Heritage Value

The property at 31 Sussex Avenue has design value and is one of three properties which comprise a rare trio of house-form buildings that are representative examples of the Second Empire style with towers located within the Huron-Sussex neighbourhood. The style is evident in the mansard roof, the tower, the polychromatic brick cladding and *chaîne* detailing in the tower, the decorative windows, the wood brackets and pierced lintels. In its overall form and massing as well as in design elements, the subject property also displays a high degree of craftsmanship.

The property has historical value as it contributes to an understanding of the unique character of the late-19th century Huron-Sussex neighbourhood within the University of Toronto St. George campus, which is defined by its residential streetscapes and low-rise collection of house-form buildings. Following the subdivision and sale of the William Warren Baldwin and Robert Baldwin estates, the area was transformed from market gardens to a residential enclave. The property at 31 Sussex Avenue, along with the adjacent 29 and 33 Sussex Avenue properties, comprise the earliest surviving houses on Sussex Avenue and survive today as a remnant of a larger Victorian residential neighbourhood that spanned to the south and which was redeveloped as part of the West Campus expansion by the University of Toronto.

Contextually, the property at 31 Sussex Avenue is important in defining and supporting the late-19th century residential scale and character of the Huron-Sussex neighbourhood which is primarily comprised of single-family houses of 2-3 stories, characterized by complex massing, varied materials and richly detailed elements. The property is physically, visually and historically linked to its surroundings, maintaining the integrity of the historic neighbourhood streetscape while contributing to its variety as part of a distinctive Second Empire style trio commonly referred to as the “Three Sisters.”

Heritage Attributes

Attributes that contribute to the value of the property at 31 Sussex Avenue being one of three properties which comprise a rare trio of house-form buildings that are representative examples of the Second Empire style and displaying a high degree of craftsmanship:

- The materials including polychromatic brick cladding, with red brick in the principal (north) elevation and buff brick in the *chaine* detailing in the tower, and the buff brick in the side (east and west) and rear (south) elevations
- The wood lintels and brackets and cast stone sills on the principal (north) elevation
- The scale, form and massing of the building which includes a two-storey rectangular building with a two-storey tower
- The mansard roof in the principal (north) elevation
- The principal (north) and side (east and west) elevations of the tower
- The decorative brick detailing including the details known as *chaine* at the corners and sides of the principal (north) and side (east and west) elevations of the tower and the northwest corner of the house, and the brick details at the window heads
- The ornate decorative detailing of the segmental arched openings for the windows in the principal (north)
- The decorative detailing of the segmental arched opening for the windows in the side (east and west) elevations
- The paired brackets at the eaves of the tower and the main roof
- The front entrance including the paneled door, decorative lintel and fanlight

Historical/Associative Value

Attributes that contribute to the value of the property at 31 Sussex Avenue yielding information that contributes to an understanding of the unique character of the late-19th century Huron-Sussex neighbourhood within the University of Toronto St. George Campus:

- The materials including polychromatic brick cladding, with red brick in the principal (north) elevation and buff brick in the *chaine* detailing in the tower, and the buff brick in the side (east and west) and rear (south) elevations
- The wood lintels and brackets and cast stone sills on the principal (north) elevation
- The scale, form and massing of the building which includes a two-storey rectangular building with a two-storey tower

Contextual Value

Attributes that contribute to the value of the property at 31 Sussex Avenue defining, maintaining, and supporting the character of the Huron-Sussex neighbourhood and being physically, functionally, visually or historically linked to its surroundings:

- The materials including polychromatic brick cladding, with red brick in the principal (north) elevation and buff brick in the *chaîne* detailing in the tower, and the buff brick in the side (east and west) and rear (south) elevations
- The wood lintels and brackets and cast stone sills on the principal (north) elevation
- The scale, form and massing of the building which includes a two-storey rectangular building with a two-storey tower
- The placement, setback, and orientation on the south side of Sussex Avenue amongst a trio of Second Empire house-form properties between Huron Street and Spadina Avenue

STATEMENT OF SIGNIFICANCE**(REASONS FOR DESIGNATION)**

The property at 33 Sussex Avenue 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 the categories of design/physical, historical/associative, and contextual value.

Description

Located on the south side of Sussex Avenue between Huron Street and Spadina Avenue, in the Huron-Sussex neighbourhood in the northwest quadrant of the University of Toronto's St. George Campus, the property at 33 Sussex Avenue contains a house-form building fashioned in the Second Empire architectural style. With the neighbouring properties at 29 and 31 Sussex Avenue, it is part of a trio of originally identical properties that were constructed in 1879. From the late-19th century, the houses have been associated with the University of Toronto, as the homes of several generations of professors and as student housing.

The property at 33 Sussex Avenue was listed on the Heritage Register in November 2016 along with the property at 29 Sussex Avenue.

The adjacent property at 31 Sussex Avenue was included on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register) in 1973.

Statement of Cultural Heritage Value**Design/Physical Value**

The property at 33 Sussex Avenue has design value and is one of three properties which comprise a rare trio of house-form buildings that are representative examples of the Second Empire style with towers located within the Huron-Sussex neighbourhood. The style is evident in the mansard roof, the tower, the polychromatic brick cladding and *chaîne* detailing in the tower, the decorative windows, the wood brackets and pierced lintels. In its overall form and massing as well as in design elements, the subject property also displays a high degree of craftsmanship.

Historical/Associative Value

The property has historical value as it contributes to an understanding of the unique character of the late-19th century Huron-Sussex neighbourhood within the University of Toronto St. George campus, which is defined by its residential streetscapes and low-rise collection of house-form buildings. Following the subdivision and sale of the William Warren Baldwin and Robert Baldwin estates, the area was transformed from market gardens to a residential enclave. The property at 33 Sussex Avenue, along with the adjacent 29 and 31 Sussex Avenue properties, comprise the earliest surviving houses on Sussex Avenue and survive today as a remnant of a larger Victorian residential

neighbourhood that spanned to the south and which was redeveloped as part of the West Campus expansion by the University of Toronto.

Contextual Value

Contextually, the property at 33 Sussex Avenue is important in defining and supporting the late-19th century residential scale and character of the Huron-Sussex neighbourhood which is primarily comprised of single-family houses of 2-3 stories, characterized by complex massing, varied materials and richly detailed elements. The property is physically, visually and historically linked to its surroundings, maintaining the integrity of the historic neighbourhood streetscape while contributing to its variety as part of a distinctive Second Empire style trio commonly referred to as the “Three Sisters.”

Heritage Attributes

Design/Physical Value

Attributes that contribute to the value of the property at 33 Sussex Avenue being one of three properties which comprise a rare trio of house-form buildings that are representative examples of the Second Empire style and displaying a high degree of craftsmanship:

- The materials including polychromatic brick cladding, with red brick in the principal (north) elevation and buff brick in the *chaine* detailing in the tower, which has been concealed by paint, and the buff brick in the side (east and west) and rear (south) elevations
- The wood lintels and brackets and cast stone sills on the principal (north) elevation
- The scale, form and massing of the building which includes a two-storey rectangular building with a two-storey tower
- The mansard roof in the principal (north) elevation with a decorative band of fish-scale slates between rectangular slates.
- The principal (north) and side (east and west) elevations of the tower
- The decorative brick detailing including the details known as *chaine* at the corners and sides of the principal (north) and side (east and west) elevations of the tower and the northwest corner of the house, and the brick details at the window heads
- The ornate decorative detailing of the segmental arched openings for the windows in the principal (north)
- The decorative detailing of the segmental arched opening for the windows in the side (east and west) elevations
- The paired brackets at the eaves in the main roof
- The front entrance including the paneled and glazed door with its hardware, decorative lintel and fanlight

Historical/Associative Value

Attributes that contribute to the value of the property at 29 Sussex Avenue yielding information that contributes to an understanding of the unique character of the late-19th

century Huron-Sussex neighbourhood within the University of Toronto St. George Campus:

- The materials including polychromatic brick cladding, with red brick in the principal (north) elevation and buff brick in the *chaine* detailing in the tower, which has been concealed by paint, and the buff brick in the side (east and west) and rear (south) elevations
- The wood lintels and brackets and cast stone sills on the principal (north) elevation
- The scale, form and massing of the building which includes a two-storey rectangular building with a two-storey tower

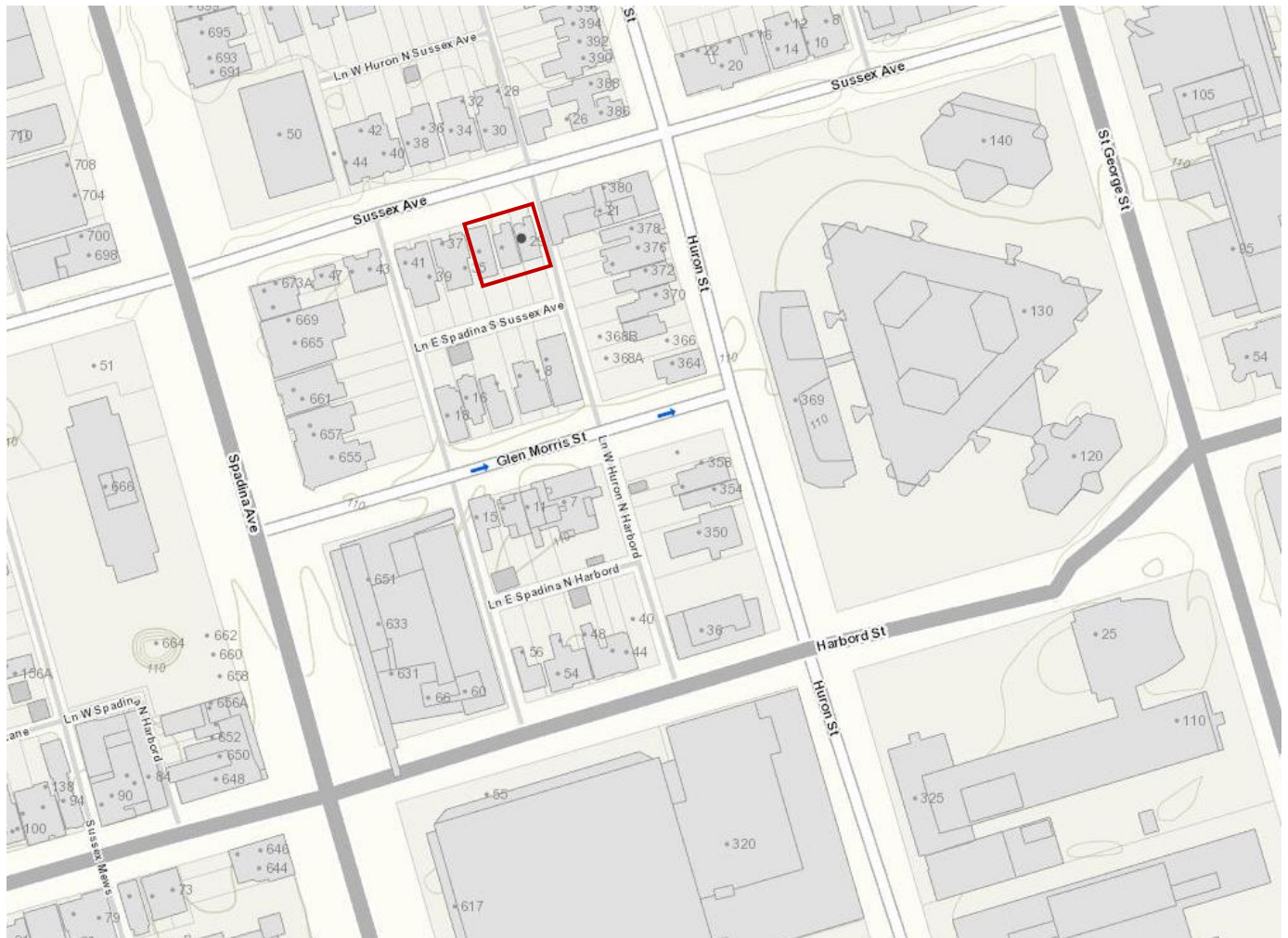
Contextual Value

Attributes that contribute to the value of the property at 33 Sussex Avenue defining, maintaining, and supporting the character of the Huron-Sussex neighbourhood and being physically, functionally, visually or historically linked to its surroundings:

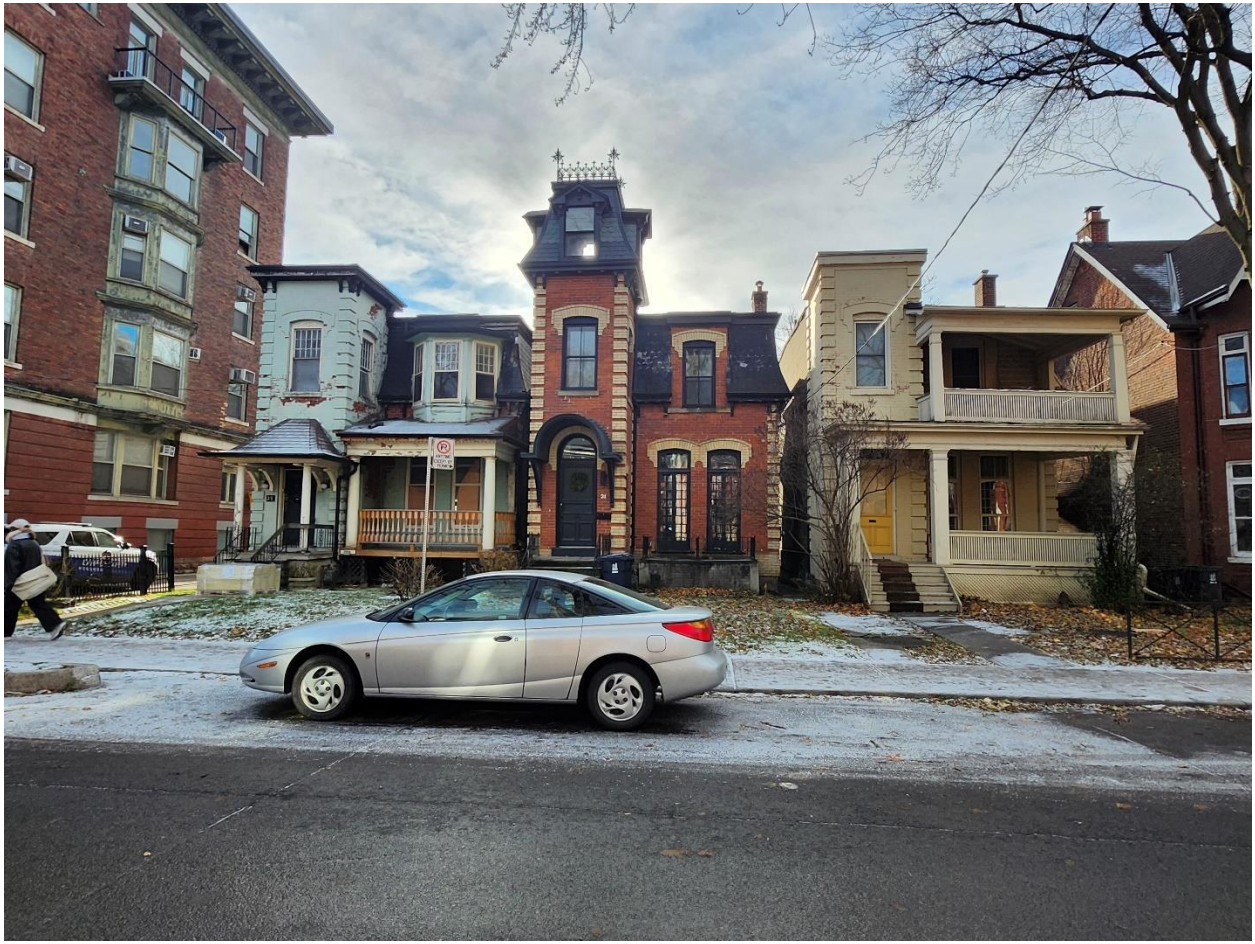
- The materials including polychromatic brick cladding, with red brick in the principal (north) elevation and buff brick in the *chaine* detailing in the tower, which has been concealed by paint, and the buff brick in the side (east and west) and rear (south) elevations
- The wood lintels and brackets and cast stone sills on the principal (north) elevation
- The scale, form and massing of the building which includes a two-storey rectangular building with a two-storey tower
- The placement, setback, and orientation on the south side of Sussex Avenue amongst a trio of Second Empire house-form properties between Huron Street and Spadina Avenue

LOCATION MAP AND CURRENT PHOTOGRAPH
29, 31, AND 33 SUSSEX AVENUE

ATTACHMENT 4



Location of 29 (right), 31 (middle), and 33 (left) Sussex Avenue. Note: This location map is for information purposes only; the exact boundaries of the property are not shown. All maps are oriented with north at the top, unless otherwise indicated. (City of Toronto iView mapping)



Detail of the principal (north) elevations of 29, 31 and 33 Sussex Avenue (Heritage Planning, 2024)

RESEARCH, EVALUATION &
VISUAL RESOURCES
29, 31, AND 33 SUSSEX AVENUE

ATTACHMENT 5

In undertaking this research and evaluation, we recognize that the area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.



Detail of the principal (north) elevations of 29, 31 and 33 Sussex Avenue (Heritage Planning, 2024)

1. DESCRIPTION

29 AND 33 SUSSEX AVENUE	
ADDRESS	29, 31, and 33 Sussex Avenue
WARD	Ward 11 - University-Rosedale
NEIGHBOURHOOD/COMMUNITY	Huron-Sussex
CONSTRUCTION DATE	1879
ORIGINAL USE	Residential

CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Residential
ARCHITECT/BUILDER/DESIGNER	Unknown
ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	<p>33 Sussex Avenue was listed on the Heritage Register in November 2016 along with the property at 29 Sussex Avenue.</p> <p>31 Sussex Avenue was included on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register) in 1973.</p>

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject properties at 29, 31, and 33 Sussex Avenue for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property.

29 Sussex Avenue

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	✓
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N/A
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A

7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

31 Sussex Avenue

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	✓
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N/A
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

33 Sussex Avenue

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	✓
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N/A
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A

7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

i. HISTORICAL INFORMATION

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

The properties at 29, 31, and 33 Sussex Avenue are located in the Toronto neighbourhood now known as Huron-Sussex (Figure 1). The land was originally subdivided following the establishment of the Town of York in 1793 as part of the 100-acre Park Lots in the First Concession which stretched from Lot Street, (now known as Queen Street) to the road marking the second concession boundary (now known as Bloor Street) and granted to individuals associated with Lieutenant Governor John Simcoe's government. The lots now occupied by the University neighbourhood were granted to Peter Russell (Lot 14), whom Simcoe encouraged to come to York, promising him a position in the new government, and Russell's friend, William Willcocks (Lot 15). Willcocks encouraged the Baldwin family to join them. All three families emigrated from Cork, Ireland. Through purchase, inheritance and marriage the land ultimately passed from the Russell and Willcocks families to the Baldwin's (Figure 2).

Dr. William Warren Baldwin arrived in Canada at age 24 and married Phoebe Willcocks. They set up house on the two-hundred-acre Lot 24, in the Second Concession (north of Bloor Street), which his wife Phoebe had inherited from her father William Willcocks in 1813. Baldwin named the estate Spadina; explaining in a letter of 1819 the origins of the name "I have called the place Spadina, the Indian word for Hill – or Mont..."¹ Following the death of Peter Russell's younger sister Elizabeth in 1822, Phoebe inherited Lots 15 and 16 which were immediately south of Lot 24.

In 1836, Baldwin, who had trained as a doctor and lawyer and had considerable architectural skills, laid out Spadina Avenue, running between Lots 15 and 16, as an extra-wide boulevard with planted areas along its central axis providing a view towards the lake from their estate. To either side of Spadina, Lots 15 and 16 were subdivided with a grid of streets. Those streets north of today's College Street, retain names associated with the three Irish families including: Baldwin, Russell, Phoebe, Robert, William and Heyden. Heyden Street was named for William's son-in-law, the barrister

¹ Lundell, p. 65. "Espadinong" is closer to the original Ojibway-Huron word.

Lawrence Heyden. It was renamed Sussex Avenue in 1879. Huron Street is the second street in the University neighbourhood whose name provides a connection with the Indigenous people of the area (Figure 3).

Development of the property in the University neighbourhood which is bound by today's Bloor Street, Spadina Avenue, Harbord Street and St. George Street, was slow and by the 1860s through to the mid-1880s was largely characterized by market gardens (Figure 4). The neighbourhood was flanked to the west by Spadina Avenue which would evolve into a significant commercial artery and to the east, by the University of Toronto, originating in 1827, but founded as a secular college in 1850 with its first buildings dating from this period.

The first building on Sussex Avenue appeared in the City Directories for the first time in 1879, following the renaming of the street from Heyden, but the assessment rolls indicate the house existed at least as early as 1877.² The building was a house belonging to William Cameron, a custom-house clerk and was located on the south side of Heyden Street, east of Huron, on the block now occupied by Robarts Library.

The 1880 assessment rolls, recorded on the 23rd of September 1879, indicate three vacant houses (the subject properties known today as 29-33 Sussex Avenue) on the south side of Sussex Avenue, west of the first lane west of Huron Street. The assessment rolls also indicate they are all vacant and owned by William Shepherd (7 and 9 Sussex Avenue) and Archibald Young (11 Sussex Avenue). The city directory for that year directs readers seeking Heyden Street to refer to Sussex Street and the three houses are identified as being at numbers 7, 9 and 11 Sussex Avenue, and notes that the properties are unoccupied.

Goad's Atlas for 1880 does not include this portion of the city, but by 1884 the three properties are shown in the plan. Goads shows that the land defined by the borders of Sussex, Spadina, Harbord and Huron, was sub-divided as Plan D284 and included two blocks with Morris, later Glen Morris Street, running east-west between the two. Each of these blocks was further subdivided by an 'H' of laneways which provided service to the backs of the all the properties fronting on the streets named above (Figure 5).

Over the next ten years, the directories indicate that the three houses are not fully occupied on a regular basis until 1890. After this time the occupants appear to primarily be associated with the University of Toronto as homes for professors or for students, have businesses on Spadina Avenue, are widows or have various professions or skills.³

29 Sussex was occupied for long periods of time by a variety of individuals and families beginning with Margaret C. Christie, widow of Robert Christie, who resided in the house from 1889 until the early 1910s (Figure 6, Figure 7). Horace Waller, who owned a poultry market at 700 Spadina Avenue, occupied the house from as early as 1920 until

² The City Directory of 1879 indicates that the information in the directory is correct as of January 1, 1879, so the house was built in 1878. The assessment rolls of 1878, recorded in September of 1877 indicate John Cameron as the owner and occupant of the house. For the purposes of this report it has not been determined how early the Cameron house was built; only that it preceded the houses at 29-33 Sussex Avenue. Please note that in 1877-1879, the street was still known as Heyden Street.

³ An architect, carpenter and grainer, and artist are listed.

the early 1930s. The Andrew Scott family of Scott's Meat Market on Howard Street, lived in the house from the early 1930s until the late 1950s⁴. By 1961, David Knight, Professor of English at Victoria College and his wife, the artist and poet, M. L. (Mary Louise) Knight had purchased the house and lived there until the early 1970s, when the houses became student residences. They returned in the early 1980s and lived there until their deaths; M. L. Knight being the last to part in 2013.

Similarly, the property at 31 Sussex Avenue continued to be occupied by a variety of individuals and families. It was first occupied by John B. Fuller in 1889. Every few years thereafter, a new owner appears in the City Directories. Godfrey Ridout, the composer, author, editor and professor at the University of Toronto, Faculty of Music owned this house for almost a decade until 1958. The property was included on City of Toronto's Heritage Inventory in 1973 (Figure 8, Figure 9).

In 2013, 31 Sussex Avenue was the subject of an engineering retrofit project called "Gemini House." A collaboration between the University of Toronto's Kim Pressnail and Ryerson University's Russell Richman, the project converted the solid masonry house-form building into a low-energy building. ERA Architects led the conservation and rehabilitation of the building.⁵

The first-long term resident at 33 Sussex Avenue was William S. Milner, a University College lecturer who occupied 33 Sussex Avenue from the mid-1890s until the mid 1900s (Figure 10). After that time Alfred Jordan Rattray, an architect who trained with E. J. Lennox, occupied the house until the late 1920s. Alex Bannan, a carpenter, owned the house until the 1940s when he was succeeded by his widow Edith. By 1960, Marvin W. Bannan, a professor of botany at the University of Toronto was recorded as the owner until the University of Toronto operated the three houses as student residences from the mid-1970s until the mid-1980s. Since that time, while the university has retained ownership, the well-known artist Frederick J. Tymoshenko has lived in the house.

The properties at 29 and 33 Sussex Avenue were listed on the Heritage Register in November 2016.

ii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

4 Marie Scott-Baron (1921-1999), an editor of *Recollections of a Neighbourhood: Huron-Sussex from UTS to Stop Spadina*, was his daughter. She also contributed to this book with her recollections of the house and its gardens.

5 For a complete list of media articles published on the "Gemini House" project, see ACO Toronto's TOBuilt entry on 31 Sussex Avenue, available at <https://acotoronto.ca/building.php?ID=6618>

The three houses at 29, 31 and 33 Sussex Avenue were all originally identical and their original form and details can be seen today at 31 Sussex which was restored in 2013 as part of an energy efficiency research project by the University of Toronto.⁶

Built on the south side of the street, each two-storey dwelling is essentially a typical urban house form with a side-hall plan that results in a street elevation with an entrance on one side flanked by a window/s to the first main room on the ground floor. However, the rendering of these houses with three-storey towers at their entrance bays and the application of the Second Empire style makes them dramatically distinctive variations on a common type.

The Second Empire Style evolved during the "second empire" of Napoleon III (1808-1873) whose reign in France extended from 1852-1870. It was showcased in the extensions to the Louvre Palace, Paris, 1852-7 (Figure 11). The style was widely adopted in Canada from the 1870s onwards:

"Second Empire was... one of Canada's major architectural manifestations for almost two decades. In its most ornate phase, it affected all building types, but especially those of an official character – public buildings, institutions, banks – and the residences of the influential; in all cases, the desired effect was one of conservatism, stability, respectability and opulence."⁷

While the style was essentially a variation of Renaissance Classicism, its distinguishing feature, and that most frequently adopted in Canada, was the mansard roof, named for the 17th century French architect Francois Mansart (1598-1666) who popularized its use. An important example of its use in Canadian government buildings was the Ottawa Parliament Building complex, 1859-65, by Thomas Fuller and Chilion Jones. Apart from style and aesthetic associations, the mansard roof, with its nearly vertical angle, had the additional attraction of creating greater head-room in attic spaces and, therefore, had a functional appeal.

The Second Empire style is present in the Sussex Avenue houses in the mansard roofs which originally capped all three towers and are still extant on the second storeys, in the decorative metal cresting and the original projecting dormer windows with their pediments in the tower (now seen at 31 Sussex) and in the treatment of the ground floor window as a pair of French doors (Figure 12, Figure 13). The slate roofs were clad in two kinds of polychromatic slate with a decorative band of fish-scale slates between rectangular slates (Figure 14). As seen in the masonry at 31 Sussex Avenue, the properties originally contained polychromatic brick detailing with the front elevations of the houses being clad in red brick with buff brick details which was typical of 19th-century Ontario architecture, but here the buff brick presents the Second Empire style in the detailing of the corners as *chaine*, rather than as the typical Georgian quoins, and in the decorative detailing of the segmental arched openings for the windows. The *chaine* detailing can be seen at all three properties at the corners and side of the principal (north) and side (east and west) elevations of the tower and the northwest corner of the houses (Figures 15-20). Although the towers at 29 and 33 Sussex Avenue have been

⁶ This energy efficiency project was undertaken by staff and students at the University of Toronto, Ryerson University and the historic restoration was done by ERA Architects Inc.

⁷ Cameron and Wright, p 22.

painted, chipped paint reveals the original red and buff brick remnants below, and the original buff brick *chaîne* detailing can be seen at 29 Sussex Avenue at its northwest corner (Figures 21, Figure 22). Peeling paint in the side (east) elevation at 29 Sussex Avenue also reveals that the side (east and west) and rear elevations were originally clad in buff brick that was painted in a red wash at some point (Figure 23). 31 and 33 Sussex Avenue also contain buff brick in the side (east and west) and rear (south) elevations. The windows originally featured two-over-two double-hung sash with decoratively pierced wood lintels, the latter which are still present. Other details which survive are the panelled doors, the fanlights and the decoratively carved lintel between the door and the fanlight at 31 and 33 Sussex Avenue (Figure 24, Figure 25).⁸ The decorative paired brackets at the eaves of the tower and the main roof are still present at 29 and 31 Sussex Avenue.

The house at 29 Sussex Avenue has had a few modifications over the past 137 years since its completion in 1879. The mansard roof has been removed from its tower, a verandah has been added in front of the French doors, a new canopy supported on paired brackets as well as columns (likely later) is now located at the entrance. At the second storey a bay window has been added and the red brick has been painted. The double-hung, two-over-two sash have been replaced with 15 over 2 sash. It is likely that the tower roof, bay window and canopy on paired brackets and verandah were all modifications made in the early-20th century. Marie Scott-Baron, who lived into the house as a child with her family in the early 1930s recalled that the tower was already missing when her father purchased the house.⁹ It is likely that the other changes outlined above were also made before the 1930s and possibly, as they have an Arts and Crafts style, they were done in the early-1900s. In September 2023, the front porch and verandah was removed and replaced with planks of wood.

As previously mentioned, the property at 31 Sussex Avenue was rehabilitated in 2013 and retains much of its original Second Empire style detailing, although, the windows are not original.

The house at 33 Sussex Avenue has also had a few modifications on its principal elevation and these have included the removal of the tower roof and the addition of a double storey verandah and the painting of the brick. However, beneath the verandah the original mansard roof, the brick and wood details and the door are intact.

At the rear of the properties their mutual form and resemblance remains evident, although modifications have been made at the lower level (Figure 26, figure 27). All three were built with a mansard roof which was employed in their principal (north), side (west) and rear (south) elevations. The east elevations feature a parapet wall.

⁸ The fanlight at 31 Sussex Avenue does not appear to be original, however, it appears to be similar to the original at 33 Sussex Avenue.

⁹ Williams and Scott-Baron, p. 61.

iii. CONTEXT

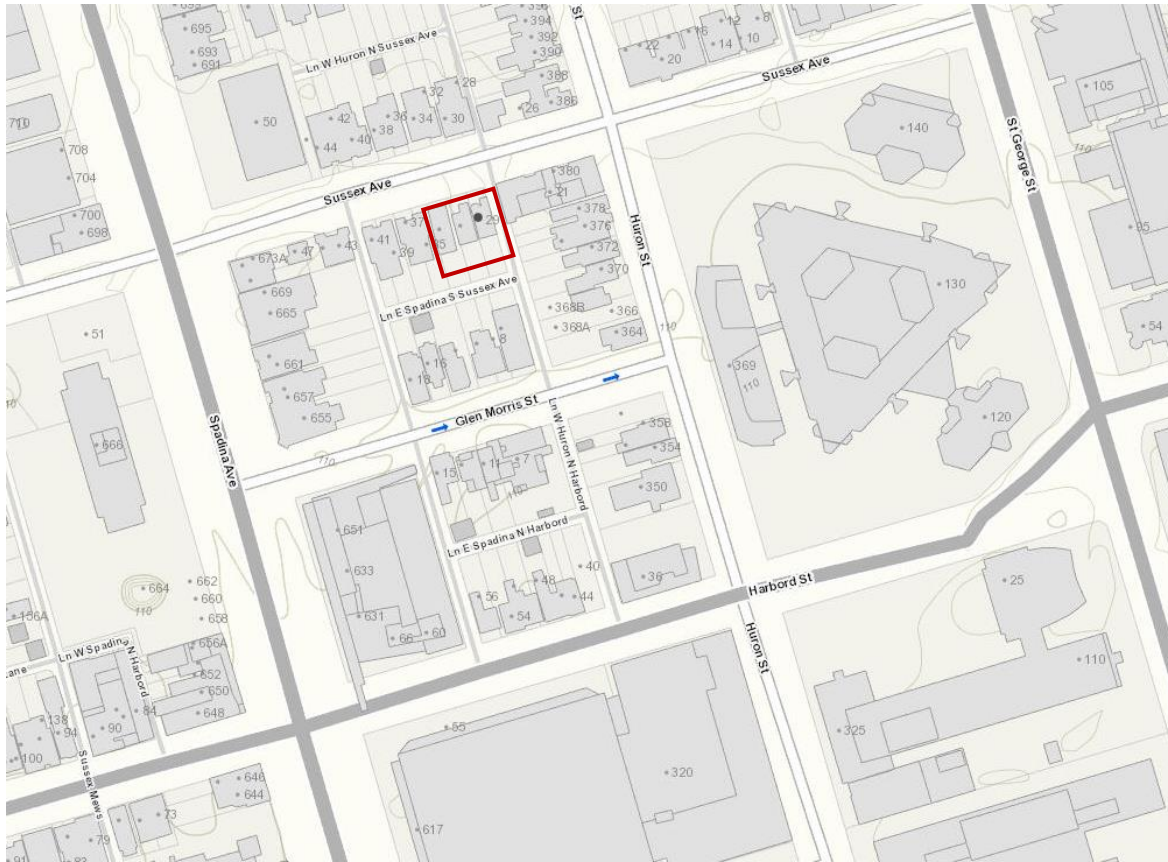
The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The trio of houses at 29, 31, and 33 Sussex Avenue sit within the neighbourhood enclave known as Huron-Sussex whose boundaries are Bathurst Street, Bloor Street West, Queens Park Crescent West, and College Street. A recent map indicates the fine grain scale of the neighbourhood which is primarily characterized by late-nineteenth century 2-3 storey houses of the later Arts and Crafts Style (Figure 28).

Along Sussex and Huron Streets a fine collection of late-19th century houses remains. Figures 29-31). At the central intersection of Huron and Sussex Streets, at the south-west corner is Sussex Court (1904) a 5 ½ storey red brick apartment building, at 21 Sussex Avenue (Figure 32). Institutional buildings, some associated with the University of Toronto, the largest of which is the Robarts Library complex, are situated within the University neighbourhood.

The properties at 29, 31, and 33 Sussex Avenue contain the earliest surviving buildings on Sussex Avenue which are fine representatives of the Second Empire style. Their form, scale and architectural style indicate their greater antiquity to those adjacent houses built in the following decades. They contribute to maintaining the late-19th century character and scale of the neighbourhood while also indicating its history and evolution.

4. VISUAL RESOURCES



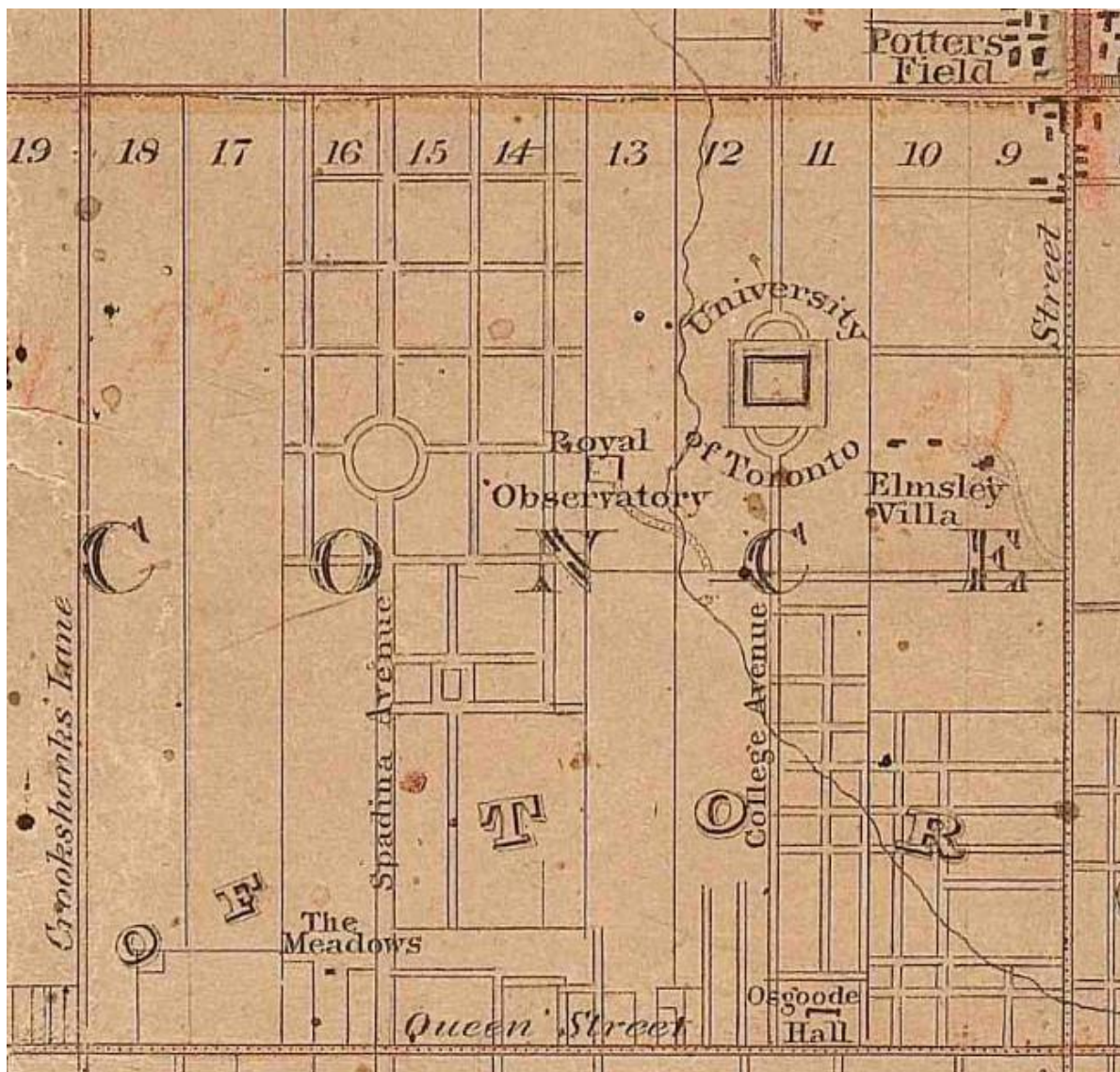


Figure 2. J. O. Browne, Map of the Township of York, 1851 (detail): showing Lots 14, 15 and 16, in the First Concession between today's Queen and Bloor Streets. Following the establishment of the Town of York, these properties were owned by the Russell, Willcocks and Baldwin Families. The map shows the subdivision of 1836 including the layout of Spadina Avenue and the proximity to the University of Toronto (Old Toronto Maps)

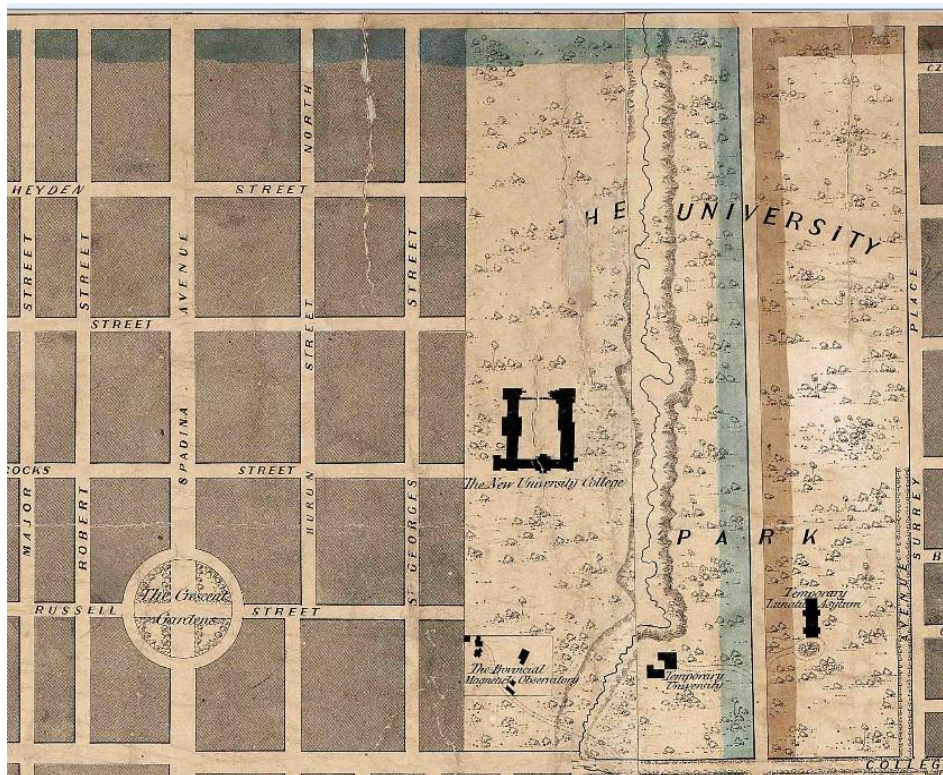


Figure 3. Fleming, Ridout & Schreiber, Plan of the City of Toronto, Canada West, 1857 (detail): showing the street names of the Baldwin family subdivision including Heyden Street, now known as Sussex Avenue (Old Toronto Maps)

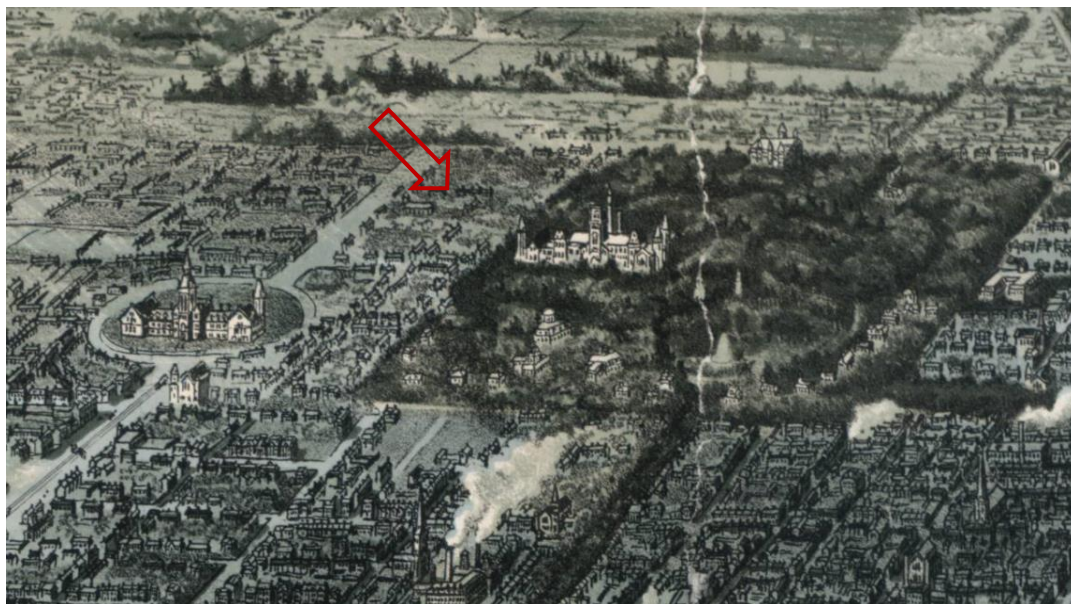


Figure 4. W. Wesbroom. City of Toronto [Bird's-Eye-View], 1886 (detail): showing the Huron-Sussex Neighbourhood with the University of Toronto and Queen's Park precinct to the west and Spadina Crescent with Knox College to the south-west. The lithograph indicates the sparse development of the neighbourhood in the mid-1880s (Old Toronto Maps)

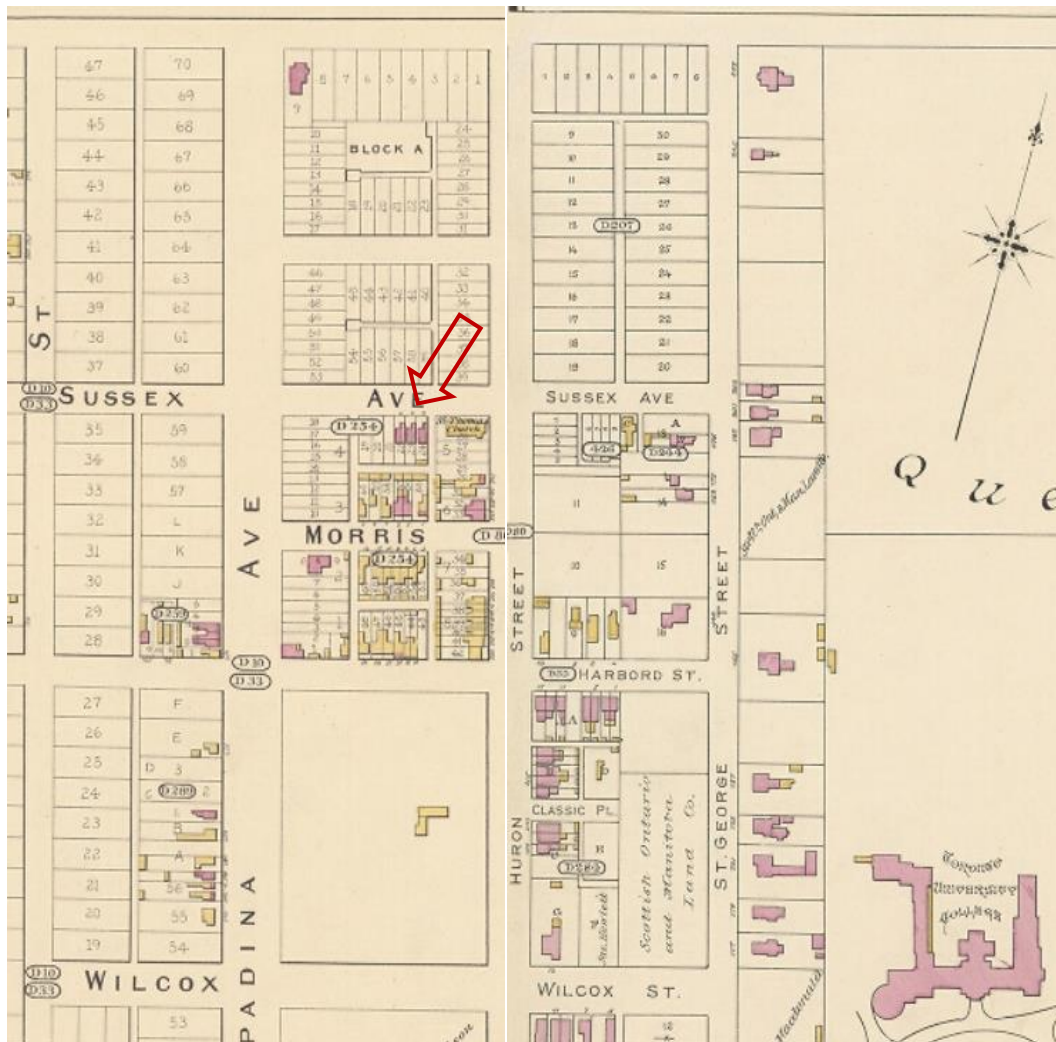


Figure 5. Goads Atlas, 1884 (detail): showing the three houses today known at 29-33 Sussex Avenue, constructed at 7-11 Sussex Avenue in 1879 and the undeveloped character of the Sussex Huron neighbourhood (Goads Toronto)



Figure 6. 29 Sussex Avenue (ERA Architects, Inc., 2013)



Figure 7. 29 Sussex Avenue after the new porch was added (Heritage Planning, 2024)



Figure 8. 31 Sussex Avenue, 2013: showing the house prior to the restoration (ERA Architects, Inc.)

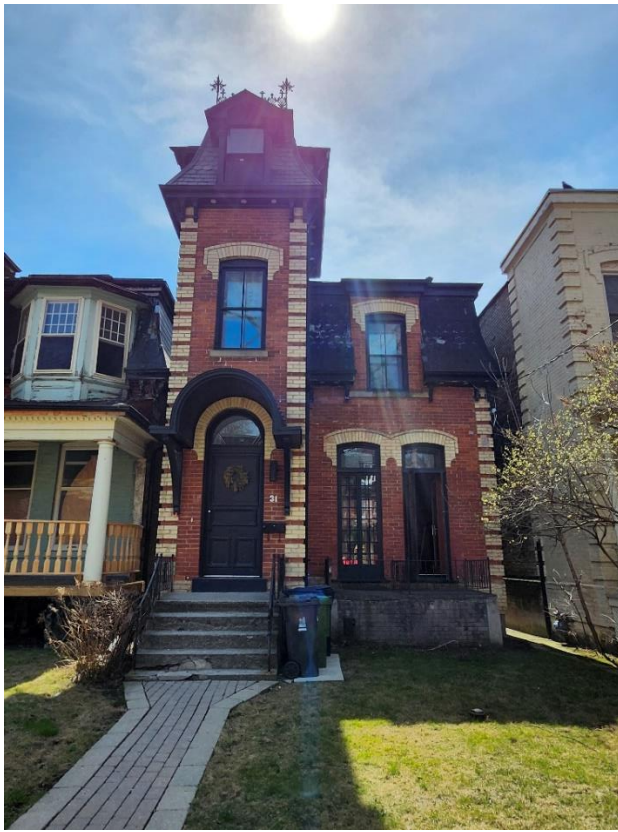


Figure 9. 31 Sussex Avenue: showing the house after restoration (Heritage Planning, 2024)



Figure 10. 33 Sussex Avenue (Heritage Planning, 2024)



Figure 11. New Louvre, Paris, L T J Visconti and H M Lefuel, 1852-7: showing the mansard roofs and the "chaîne" details at the corners and pedimented windows and dormers amongst the elements which typified the Second Empire Style (Hitchcock, p 195)



Figure 12. 31 Sussex Avenue showing the mansard roof of the tower with its patterned slates, dormer windows with pediments and iron cresting (Heritage Planning, 2024)



Figure 13. 31 Sussex Avenue showing the mansard roof, the paired French doors, the decorative yellow brick trim with the yellow brick *chaine* at the corners (Heritage Planning, 2024)



Figure 14. 33 Sussex Avenue showing the second floor, underneath the verandah roof, with the original slate roof with its plain and fish-scale slates and the original window with the brick and wood details (Heritage Planning, 2024)



Figure 15. 29 Sussex Avenue showing the details on the tower including the *chaine* at the corners, the pierced wood lintel over the windows and the paired brackets at the eaves (Heritage Planning, 2024)



Figure 16. 31 Sussex Avenue showing the details on the tower including the *chaine* at the corners, the pierced wood lintel over the windows and the paired brackets at the eaves (Heritage Planning, 2024)



Figure 17. 33 Sussex Avenue showing the *chaine* at the corners the decorative brick detailing of the segmental arched window opening and the decorative piercing pattern in the wood lintel over the window (Heritage Planning, 2024)



Figure 18. 29 Sussex Avenue showing the *chaine* extending to the tower return (Heritage Planning, 2024)



Figure 19. 31 Sussex Avenue showing the *chaine* extending to the tower return (Heritage Planning, 2024)



Figure 20. 33 Sussex Avenue showing the *chaine* extending to the tower return (Heritage Planning, 2024)



Figure 21. 29 Sussex Avenue showing the original red brick in the principal (north) elevation below the peeling paint (Heritage Planning, 2024)



Figure 22. 29 Sussex Avenue showing the original buff brick *chaine* at the northwest corner that is not concealed by paint (Heritage Planning, 2024)



Figure 23. 29 Sussex Avenue showing the original buff brick in the side (east) elevation below the peeling paint (Heritage Planning, 2024)



Figure 24. 33 Sussex Avenue showing the door with its panelling and hardware, decoratively carved lintel, and the fanlight (Heritage Planning, 2024)

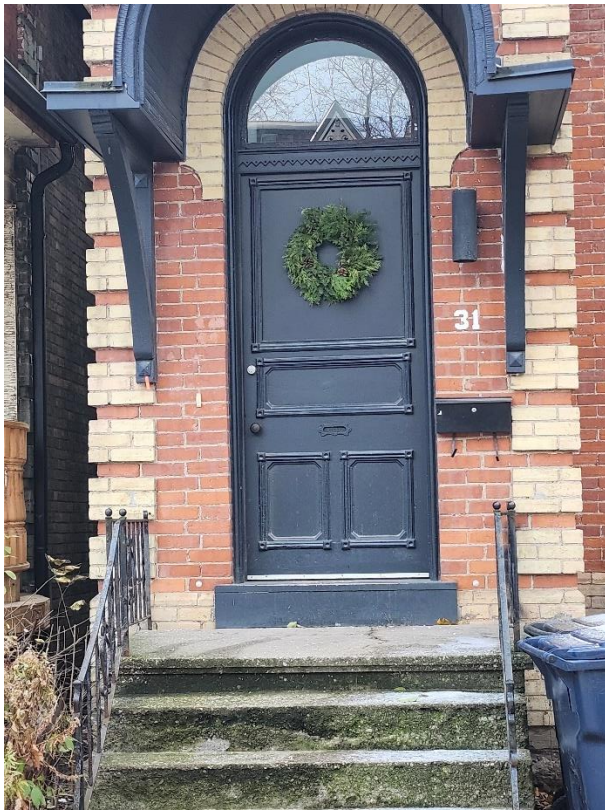


Figure 25. 31 Sussex Avenue showing the door with its panelling, decoratively carved lintel, and the fanlight (Heritage Planning, 2024)



Figure 26. Rear (South) Elevations at 33, 31 and 29 Sussex Avenue showing the mansard roofs on the west and south elevations and the parapet wall on the east (Heritage Planning, 2024)



Figure 27. Rear (South) Elevations at 29, 31, and 33 Sussex Avenue showing the parapet walls on the east elevations instead of mansard roofs and the buff brick cladding at 33 and 31 Sussex and, at 29 Sussex, the red wash applied to the rear and side walls (Heritage Planning, 2024)

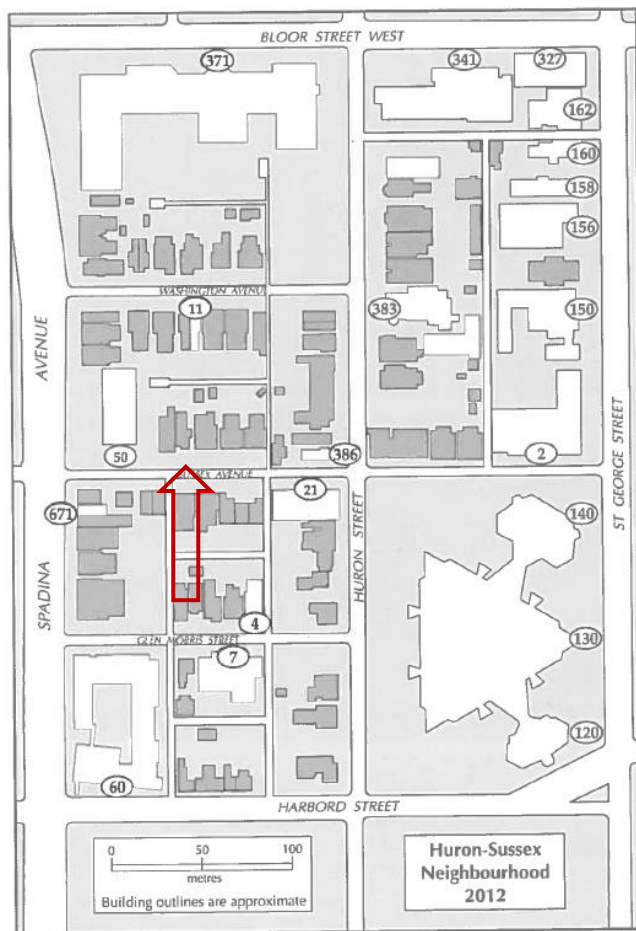


Figure 28. Huron-Sussex Neighbourhood, 2012 showing the 19th century buildings (toned in grey) and the institutional buildings (toned in white). (Williams and Scott-Baron, p 181)



Figure 29. 35-41 Sussex Avenue, houses on the south side showing the consistent scale, complex massing, and rich detailing of houses in the Huron-Sussex neighbourhood (Heritage Planning, 2024)



Figure 30. 38-40 Sussex Avenue, north side (Heritage Planning, 2024)



Figure 31. Sussex Avenue, north side, east of Huron Street (Heritage Planning, 2024)



Figure 32. Sussex Court Apartments, 21 Sussex Avenue, 1904, south-west corner of Sussex Avenue and Huron Street (Heritage Planning, 2024)

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