



HARBORD VILLAGE HERITAGE CONSERVATION DISTRICT PLAN PHASE 1

Prepared for:

**Harbord Village
Residents Association**

December 2004



**Harbord Village
Heritage Conservation District Plan
Phase 1**

December 2004

CATHERINE
N A S M I T H
A R C H I T E C T



415 – 21 Nassau St
TORONTO ONTARIO
M 5 T 3 K 6
T 416 598 4144
F 416 598 4844

cnasmith@sympatico.ca

1.0 Executive Summary

Sponsored by the Harbord Village Residents Association, this study constitutes the District Plan for the Harbord Village Heritage Conservation District Phase I. It examines properties on Lower Brunswick Avenue between College Street and Ulster Street, and Willcocks Street between Robert Street and Spadina Avenue, as well as a number of adjoining properties on Robert Street and Spadina Avenue in the City of Toronto. It recommends the creation of a Heritage Conservation District under Part V of the Ontario Heritage Act to assist the residents with protecting and restoring the heritage character and fabric within those boundaries.

A summary of the importance of the two streets is set out at the beginning of the Heritage Character Statement:

“The significance of these two streets lies in the large number of original buildings with the majority of their heritage attributes present or capable of being restored. The majority of houses are good examples of the “Bay-n-Gable” style. It is the relative completeness of the “sets,” the consistency of their character and the unusual landscape setting that warrant protection under Part V of the Ontario Heritage Act. It is the continuity of the heritage fabric that is most important to protect, preserve and restore.”

The background research for the study was undertaken by a research committee of residents, in consultation with Catherine Nasmith, the heritage architect for the project and with advice from City staff. The research was compiled by residents on property data sheets for every property in the proposed district which contain, where known, date of construction, first and current occupants, architectural information, builder, and property addresses. Over the period of the study several public meetings were held. Flyers announcing the meetings contained detailed information on the progress of the initiative.

The document analyses and defines the unique shared architectural and landscape character of these two distinct streets, and makes recommendations for preservation and gradual restoration of the heritage fabric. There are also guidelines for maintenance and restoration of the properties, as well as for demolition, infill and replacement buildings. The guidelines apply to both buildings and landscape. The legislative framework and the process of establishment and administration of the HCD are also set out.

In addition to looking at the architectural and landscape character, the analysis of the District includes a brief history of the settlement of the land, its sub-division, development and brief histories of two of the builders.

Table of Contents

1	1.0	Executive Summary	23	6.6	Willcocks Street
2	2.0	Table of Contents	23	6.6.1	Early History
4	3.0	Objectives	24	6.6.2	Development
5	4.0	Legislative Framework	25	7.0	Heritage Character Statement
5	4.1	In Transition	25	7.1	General
5	4.2	City of Toronto	25	7.1.1	Architectural Style
6	4.3	Ontario Heritage Act	26	7.2	Lower Brunswick Avenue
8	4.4	Proposed Amendments to the Ontario Heritage Act	27	7.2.1	Buildings
10	5.0	Study Process	29	7.2.2	Landscape/Streetscape
10	5.1	Initiative for the Study	31	7.3	Willcocks Street
10	5.2	First Community Meetings	31	7.3.1	Buildings
10	5.3	District Expansion to include Willcocks Street	33	7.3.2	Entrance Buildings
11	5.4	Research Methods	34	7.3.3	Robert Street Houses
12	5.5	Presentation of Draft Character Statement and Draft District Guidelines	34	7.3.4	Spadina Houses
13	6.0	District Analysis	34	7.3.5	Landscape/Streetscape
13	6.1	General History	36	8.0	District Boundaries
13	6.2	The Park Lots	36	8.1	Boundaries
14	6.3	Development	37	8.2	District Map
15	6.4	The Builders	38	9.0	Heritage Evaluation
16	6.4.1	Charles Richard Sleeman Dinnick	38	9.1	Overview
17	6.4.2	William McBean	38	9.2	Definitions
18	6.5	Lower Brunswick Avenue	38	9.2.1	Contributing
18	6.5.1	Early History	38	9.2.2	Non-contributing
21	6.5.2	Development	39	9.3	Property Classification Charts
			39	9.3.1	Lower Brunswick Avenue
			39	9.3.2	Willcocks, Spadina, Robert Street

[illegible]

3.0 Objectives

Objectives of the Study

The chief objectives of this Heritage Conservation District study are:

- to identify and evaluate the historical and architectural character and fabric of two streets of special identity within the boundaries of the Harbord Village Residents Association; Willcocks Street from Spadina Avenue to Robert Street, including lots facing Willcocks on Robert Street, and adjoining houses on Spadina Avenue, the second area of study is Lower Brunswick Avenue from Ulster south to College;
- to propose methods by which the residents and the City of Toronto can effectively protect and restore this character and fabric;
- to develop guidelines for conservation of the heritage fabric, and restoration of lost features in both the public and private realm;
- to develop design guidelines which clearly define appropriate change, whether it is for altering existing buildings or for new construction;
- to develop design guidelines for the streetscape to strengthen its heritage character; and
- to recommend efficient implementation and management procedures.

4.0 Legislative Framework

4.1 In Transition

The legislative framework under which this study is prepared is in transition. The Ontario Legislature has introduced changes to the Ontario Heritage Act that, if passed, would give municipalities the right to refuse demolition of properties designated under the Ontario Heritage Act, including properties in Heritage Conservation Districts, subject to appeal to the Ontario Municipal Board. The legislation also introduces the power to regulate landscape in Heritage Conservation Districts.

4.2 City of Toronto

The Official Plan for the City of Toronto states:

“It is the policy of Council to designate property to be of architectural or historical value or interest and take all necessary steps to ensure the preservation and conservation of all buildings, structures and other significant features of the property.”

Section 5.4

“It is the policy of Council to designate Heritage Conservation Districts within the City on the basis of appropriate studies and to take all necessary steps to encourage preservation and conservation of heritage buildings, structures and sites, including all areas in the public domain, within such districts.” Section 5.5

The City of Toronto is able to consider heritage designations of either individual properties or larger districts based on the Ontario Heritage Act.

CITY OF TORONTO INVENTORY

Prior to the creation of the Ontario Heritage Act, the City of Toronto began to develop an Inventory of Heritage Properties – a list composed of individual properties that are recognized for their heritage significance, and are either “designated” under Part IV of the Act or are “listed.” The “listed” properties are candidates for designation under the Ontario Heritage Act. In this report properties included on the City of Toronto’s Inventory of Heritage Properties are identified as “listed” properties in Section 9.3 – Heritage Evaluation.

4.3 Ontario Heritage Act

The Ontario Heritage Act is the provincial act that regulates the protection of heritage within the province. Part V of the Act gives the Municipality the responsibility for the designation of areas as Heritage Conservation Districts. The City of Toronto has designated districts, including,

*Fort York,
Wychwood Park,
Draper Street,
the East Annex,
South Rosedale,
North Rosedale,
Cabbagetown/Metcalf Area, Cabbagetown North,
Yorkville/Hazelton Avenue Area, and
Blythwood Road.*

Other areas have expressed interest in or are in the progress of forming districts,

*Toronto Island,
Balmy Beach,
Weston,
Queen Street West,
Lyall Avenue, and
Annex.*

The procedure for designation of a district under Part V, as outlined in the Act, is as follows:

The Municipality defines by by-law an area or areas to be examined for future designation and consults with its Municipal Heritage Committee (Toronto Preservation Board) regarding the by-law. The Municipality, after examination of the study area, may designate by by-law a Heritage Conservation District. If the bylaw is not appealed to the Ontario Municipal Board it comes into effect at the expiry of the appeal period. If appealed, a hearing is held by the Ontario Municipal Board and if approval of the Board is received, the municipal bylaw comes into effect.

Designation under Part IV means that the municipality, (with the advice of its Municipal Heritage Committee), reviews proposed changes to the designated property to ensure that its heritage character is protected.

Designation under Part V of the Ontario Heritage Act gives City Council control over the alteration and demolition of certain elements of all buildings within a Heritage Conservation District in order to maintain and enhance the heritage character of the district.

As described in this study, a process is in place to ensure that securing Council approval is efficient and that fair, reasonable and manageable guidelines will be applied.

4.4 Proposed Amendments to the Ontario Heritage Act

At the time of writing amendments to the Ontario Heritage Act have been introduced, (Bill 60) which if passed will strengthen the City's ability to prevent demolitions of designated buildings, whether designated under Part IV or Part V of the Ontario Heritage Act. As well, the ability to regulate and protect landscape character and features in Heritage Conservation Districts is being added to the legislation. In anticipation of such powers being granted to municipalities, this report includes comments and design guidelines for landscape and streetscape features.

In addition, the amendments to the OHA prescribe the contents of the study required for the H.C.D. and the H.C.D. District Plan.

SCOPE OF STUDY

A study shall,

- *examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a Heritage Conservation District.*
- *examine and make recommendations as to the geographic boundaries of the area to be designated.*
- *consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1, and*
- *make recommendations as to any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws.*

HERITAGE DISTRICT PLAN

A heritage conservation district plan shall include,

- *a statement of the objectives to be achieved in designating the area as a heritage conservation district;*
- *a description of the heritage attributes of the heritage conservation district and of properties in the district;*
- *policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and*
- *a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.*

This document is the Study and the District Plan for the Harbord Village Heritage Conservation District – Phase I (Lower Brunswick Avenue and Willcocks Street).

5.0 Study Process

5.1 Initiative for the Study

The initiative for undertaking the Heritage Conservation District study was taken by residents on Lower Brunswick Avenue because of concern about the potential loss of heritage fabric on the street. The debate over the demolition and replacement of no. 64 Brunswick Avenue highlighted the lack of protection for the properties that contribute to the heritage character of the street, as well as the challenges encountered in saving such properties, and ensuring that replacement properties are of an appropriate character.

5.2 First Community Meetings

Notification of the first meeting with City of Toronto Heritage Preservation Services (HPS) staff was given via flyer to residents of Lower Brunswick. The meeting was chaired by Gus Sinclair, President of Harbord Village Residents Association (HVRA) with staff representation from HPS, and from City Councillor Olivia Chow's office. The consensus of the meeting, demonstrated by a show of hands, was to proceed to engage a heritage architect and to undertake a Heritage Conservation District study for Lower Brunswick Avenue. Following interviews with several qualified consultants, Catherine Nasmith Architect was engaged as the heritage architect for the study.

5.3 District Expansion to include Willcocks Street

Subsequently, Ms. Sue Dexter of Willcocks Street contacted her neighbours on Willcocks from Spadina to Robert Street and asked if they would be interested in also applying to become an HCD.

A meeting was convened in late May of Willcocks area residents, including two families on Robert Street and was attended by HPS staff. Following the presentation, the residents present voted unanimously to go ahead with the study.

After some discussion between the heritage architect for the Lower Brunswick study, City staff, and representatives of Willcocks Street it was determined that, even though the two streets are not contiguous, they were developed at the same time and share a similar architectural and landscape character, and so could be brought forward as one study, to be considered the first of several studies that will be undertaken by HVRA.

5.4 Research Methods

Following a training session in research methods with the heritage architect, area residents conducted the majority of the background research for the study. Information was gathered by consulting publications, Might's City Directories, building permit records, the City of Toronto Registry Office records, tax assessment records, Goad's Insurance Atlases, photo collections in the Toronto Public Library and the City Archives and conducting internet searches. The study is indebted to volunteer Jon Harstone for contributions of information on two of the builders.

A visual assessment of the heritage character of the buildings and streetscape was undertaken by the heritage architect, as well as comparisons with neighbourhoods of similar period and character in the city.

The fronts of all of the properties were photographed from the sidewalk and a photographic collage of the buildings on Lower Brunswick was prepared by the residents.

Once the identities of former residents and the builders of the houses were known, attempts were made to contact descendents in search of further information. Saint Stephen's in the Fields church and other community institutions were also contacted to locate early photographs of the two streets and the general neighbourhood.

Several meetings took place between the community research team and the heritage architect to assess the research gathered, to adjust research objectives as information was uncovered, and suggest additional sources. Constant communication by email ensured that materials, once found, were circulated to all members of the research team, to City staff, and to the heritage architect.

Property data sheets on all of the properties in the district were prepared by the residents, placed into background documents entitled “*Heritage Conservation District Inventory*” for each part of Phase I, and deposited with Toronto Preservation Services, and the City of Toronto Archives. The property data sheets form the basis for the analysis conducted by the heritage architect and informed the Heritage Evaluation, the District Analysis and Heritage Character Statements and District Guidelines.

5.5 Presentation of Draft Character Statement and Draft District Guidelines

On October 20, 2004 the heritage architect presented the Draft Character Statement and the Draft District Guidelines in a Power Point presentation. Printed copies were distributed to those present. The material was received with a great deal of interest and there was general agreement with the guidelines presented. City staff attended to answer questions about implementation and next steps in the process. There was some discussion of the need to develop a Conservation Manual for the district to augment the District Guidelines.

A copy of the District Plan will be circulated to all property owners in the district prior to the hearing at the Toronto Preservation Board.

6.0 District Analysis

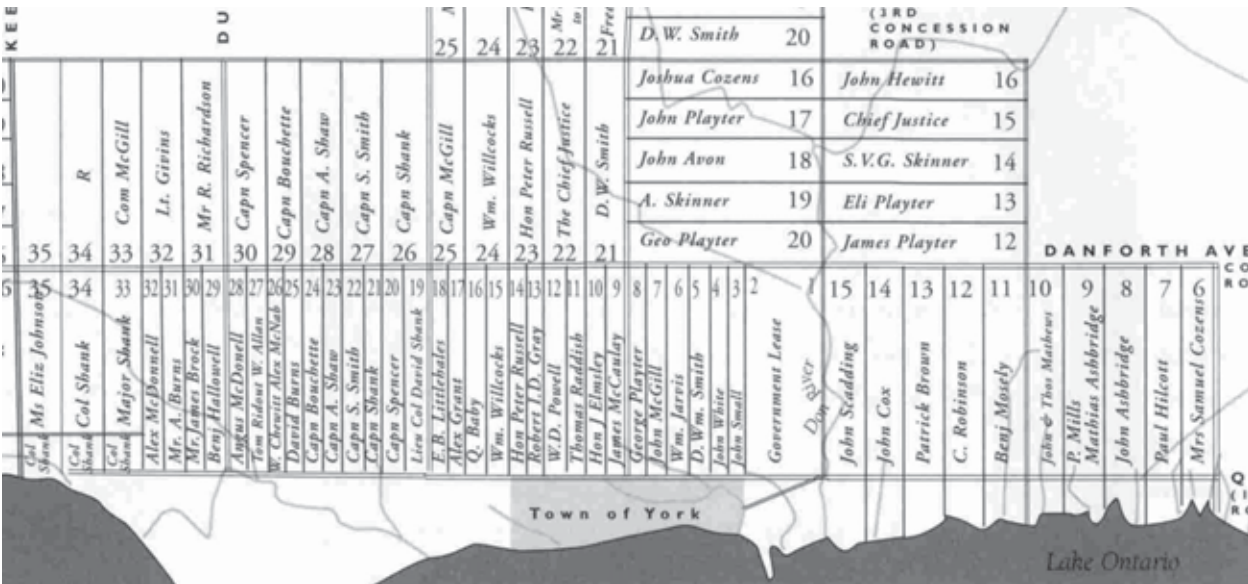
6.1 General History

The settlement of the area begins with the earliest subdivision of lands by Lieutenant Governor John Graves Simcoe in 1793 as part of the plans for the founding of the town of York (Toronto). The lands in which the two streets are located were developed by families that played very significant roles in the history of the city, the Baldwin, Denison, Willcocks, Russell, Baby, and Jarvis families.

6.2 The Park Lots

The park lots were established to both reward government officials and United Empire Loyalists. It was hoped that the grants would establish an equivalent to the British landed gentry in Upper Canada. Simcoe also wanted to ensure the lands adjoining the growing Town of York were cleared, occupied and farmed

*The Park Lots,
Willcocks is in former Park Lot 16,
Brunswick in 17
illustration taken from Page 10,
The Estates of Old Toronto*



to provide a steady supply of food. Bloor and Queen Street (formerly Lot Street) are at the northern and southern boundaries of the park lots, which contained 100 acres each.

Many of the park lots were assigned to the earliest government officials to settle in York by His Excellency Lieutenant-Governor John Graves Simcoe on September 2, 1793. By 1800, the conditions for “patenting” the lands had been met by the owners, and the titles to large blocks of land had been secured. Brunswick Avenue is located within former Park Lot 17, originally deeded to Alex Grant. Willcocks Street is in Park Lot 16, originally granted to James Baby.

6.3 Development

In most cases an estate house was built, generally facing south to address the lake. However, as the city rapidly expanded, the entrepreneurial owners of the park lots began to subdivide the lands for development.

Each owner established different lot, street and block patterns in their holdings, rarely linking across from one park lot to another. The City had little success in linking streets into a more coherent city-wide block pattern. Spadina Avenue, laid out as a central avenue within a consolidated estate, is unusual.

Once the properties were subdivided and plans registered the lots were sold off to the developers of the day, builders who built a few houses at a time, for sale or rental. The two streets in the study are lined with many subtle variations of the Toronto “Bay-n-Gable,” built by several different builders. Willcocks appears to have all of its original houses. Most of the Lower Brunswick houses are from the original development, with the following exceptions:

- the south-east section of the block, lands formerly developed as the Doctor’s Hospital, which were in turn redeveloped in the late 1990’s as Kensington Gardens, no. 25, and 45 Brunswick Avenue,

- no's 90-96, at the north-west corner were demolished for Margaret Fairley Park, and,
- no. 64, demolished and replaced in 2003.

The research into building permits did not indicate any architects involved in any of the houses, but several important builders of the period were active on the two streets.

The two streets in this study are unusual in having been laid out as wider streets than the standard single surveyor's chain (66 feet) that is the characteristic width of most Toronto streets, Lower Brunswick is 80 feet wide, Willcocks 99 feet, (one and one half chains).

STREET NAMES

Eric Arthur, in *Toronto No Mean City* indicates that Brunswick Avenue is named after Caroline of Brunswick-Wolfenbuttel (1761-1821) wife of King George IV, and Willcocks after Col. William Willcocks (1763-1853), Judge of the Home District 1802.

6.4 The Builders

Over the course of the research a great deal of information came to light on the builders in the area and almost all were identified. Biographical information was found on two of the builders, Mr. C.R.S. Dinnick who built many houses on Brunswick Avenue, and Mr. William McBean who built on Robert Street, Willcocks Street and on Brunswick Avenue. Unfortunately, nothing was found on the other builders, some of whom built equally distinctive houses. The information is included here for interest and to be of assistance to other researchers as the district expands.



*Dinnick-built houses on West Side of
Lower Brunswick.*

6.4.1 CHARLES RICHARD SLEEMAN DINNICK

Dinnick is a recognizable name in Toronto building because of the better-known Wilfred Dinnick, of the Dovercourt Land Company, who developed Lawrence Park. Both builders came from Devon, but descendants have been unable to find any links between them. C.R.S. was born in 1844 in Devon, and arrived in Toronto in 1870, a generation earlier than Wilfred. Patricia McHugh describes C.R.S. Dinnick on page 190 of *Toronto Architecture* as “a dean of moderate-priced, standard plan houses.” Mercer-Adam in *Toronto: Old and New* reported that C.R.S. had “erected more houses for sale than any other builder in the city.” C.R.S. trained as a carpenter in England and is first recorded in Toronto as a carpenter on the Niagara Street school.

A skilled draftsman, he designed the houses he built. During the 1880’s he built twenty to thirty houses a year. Between 1882 and 1884 he built homes on McCaul and St. Patrick (now Dundas Street W). During 1885 and 1886 he built on Henry and Sullivan Streets. In 1886 he began to build on Brunswick Avenue, and the following year he built houses on Denison, Augusta and Bellevue Place.

In 1888 C.R.S. lived at 88 Brunswick Avenue (which became 98 when Brunswick Avenue was re-numbered in 1908) a house that was demolished in 1960 to make way for Margaret Fairley Park. In 1889 C.R.S. moved to ‘Devonia’, 156 St. George Street, now the site of Ernescliffe College. He is also listed as having lived at 240 St. George, now the site of the Chinese Consulate.

In 1902 he is listed as living at 37 Admiral Road. His last address was 72 Kendal Avenue, next door to no. 68, a six-plex that he also constructed. C.R.S. is buried in the Dinnick family grave in Mount Pleasant Cemetery, at the north end of Plot J, Section 8, Lot 17. A partial list of Dinnick buildings is included as an appendix to this report.



McBean-built house at corner of Willcocks and Robert Street, porch appears to be original construction

6.4.2 WILLIAM MCBEAN

William McBean was born about 1835 in Upper Canada, the son of Scottish immigrants. His father, also named William McBean, founded the family building business, which grew much larger in the second generation. By the time William McBean was building in this area he was already one of Toronto's largest landlords. As well as being a prolific builder, he manufactured building components, was a real estate and insurance agent, an importer of paint and a wine merchant. He built many houses in Cabbagetown, but also built in the west side of the city, with most of the properties being held as investments and rented. Over his career he had several partnerships, often with other members of the family. One business partner was his brother James, who seems to have been most involved in lumber manufacturing making sash, windows, doors, blinds. William's wife, Harriet McBean, was involved in the real estate business; many of the properties were listed as owned or sold by her.

There is a short biography of McBean in the *History of Toronto and the County of York 1885* (p 349),

“Wm. McBean, real estate owner and dealer, 452 Yonge Street has followed the business of property speculator for the past twenty years during which time he has built about 200 homes for himself and a great number of other people. His real estate business is almost entirely confined to his own property, it being only occasionally he acts for others. He is generally considered as the pioneer of the north-eastern section of the city, though he has erected buildings in other districts.”

Besides the above mentioned business address on 452 Yonge Street, over his career he had several different listings on Walton Street, (no's 23-39, rear of Yonge Street), at Buchanan and Teraulay, at 51 Grenville Avenue, and at 101 Willcocks. Near the end of his career he built McBean's Hall at no. 1 Brunswick Avenue, designed by William Reaside, architect, his last place of business. McBean Hall stretched along College Street, and was demolished in the 1990s to make way for the Kensington Health Centre.



Detail from 1862 Map,
Collection Toronto Public Library

William McBean was respected in the broader community for his business skills and the quality of his work. In *Industries of Canada*, published 1888 by Bixby and Co, he is described on page 105 as;

“builder, contractor, and real estate agent, business established 1875,” and “among the most widely known builders and real estate agents in the city,” and further his buildings are “much sought after by investors and those desirous of owning their own homes.”

He was a member of the the York Pioneers for over twenty two years, and in an obituary published in the 1910 edition of the *York Pioneer & Historical Society* publication, McBean was described as follows:

“He was esteemed by his neighbours, for whenever a helping hand was needed he was always ready to render assistance. He was a good business man, but in all his undertakings kept the welfare of others in view. He was a man of unswerving rectitude and whose influence will live for years to come.”

6.5 Lower Brunswick Avenue

6.5.1 EARLY HISTORY

Brunswick is located in Park Lot 17, originally granted to Alex Grant, but which came to be owned by the Denison family. Paul Gagan notes in the *Denison Family of Toronto*:

“For over a century, from 1797 until the death in 1925 of George Denison III, the history of the family and the city were inextricably linked.”

Captain John Denison, originally of the village of Headon in the County of Yorkshire, England, was connected by friendship and marriage to Peter Russell. He emigrated when Russell received his appointment to Upper Canada, and later acquired large landholdings in the City, including the grant of Park Lot 15, adjacent to Peter Russell’s Petersfield, (Park Lot 14).

Of more relevance to Brunswick Avenue is John Denison's son, George Taylor Denison, who was the primary beneficiary of his father's considerable estate. He was born in England in 1783, and arrived with his father and brothers in Canada in 1796. In 1806 he married Esther Borden Lippincott, daughter of Captain Richard Lippincott who owned three thousand acres in Richmond Hill. In 1815, Park Lot 17, and the eastern half of Park Lot 18 was sold to George Taylor Denison by Elizabeth Russell. The property stretched from Queen to Dundas, from present day Augusta Avenue to Lippincott Street.

Denison proceeded in the same year to build his grand home, "Bellevue," at the north east corner of modern Denison Avenue and Denison Square, and lived there until his death in 1853. In the last year of his life he began to survey the southern end of the Bellevue holdings. His estate was the largest ever probated in Ontario to that date, and included title to 556 acres. His third son, Robert inherited Bellevue and the surrounding lands. For the next forty years Robert Denison gradually subdivided and sold parcels of the Bellevue property.

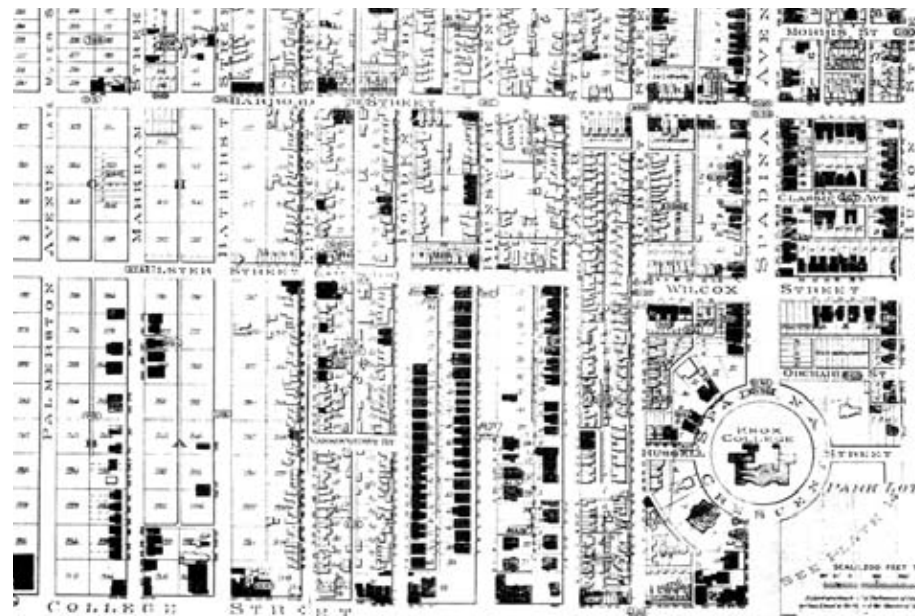
One of the more generous acts of Robert Denison was the gift of land and sufficient monies to construct the church of St. Stephen's in the Fields, at the corner of Bellevue and College, designed by Thomas Fuller in 1857. The streets that surround St. Stephen's are all significantly wider than standard, presumably to give the church a generous setting. The first block of Bellevue is 120 feet wide, and the drawing of subdivision, dated 1869, shows a tree lined boulevard, with trees turning the corner and planted east across the face of the church, an urban gesture towards the church, and also rather unusual information to include on such a plan. College is also 99 feet wide, and the first block of Brunswick is 80 feet, to take advantage of the view of the side of the church. These are significant urban gestures in an otherwise rather matter of fact speculative subdivision of land into small development lots.

(right) 1884 Goads Insurance Atlas Map
both streets undeveloped

(lower right) 1890 Goad's Insurance Atlas Map,
development almost complete on both streets,
note McBean's Hall on College Street, dark grey
indicates solid brick construction, lighter frame,
with brick veneer in many cases



1884



1890



M-2.

6.5.2 DEVELOPMENT

The plan of subdivision of (Lower) Brunswick is entitled, number M-21, *Plan of lots for sale being an amendment to Reg. Plan 87, Part of Park Lot 17, Toronto, Property of Sheriff Jarvis*, filed the 30th of July 1887. The plan indicates Buller (Ulster) Street and College Street at the south end of the block. In the 1884 Goad's Atlas for the area, Vankoughnet Street was shown cutting through Brunswick to Major Street, but the street right of way has been eliminated in the Jarvis subdivision plan. In this plan, lots are shown on adjacent Major and Borden Streets. A full lane runs behind the lots on the west side of Brunswick, and a partial lane on the upper east side of Brunswick, about $\frac{1}{3}$ the length of the block. Some of the lots in the southern east side of the block have names on them, perhaps indicating that earlier sales had made commitments that preclude a continuous lane on the eastern side of the block. The lots on Brunswick are longer and wider than adjacent Borden and Major Streets, most are 144 feet deep, and about 60 feet wide. On Major and Borden the lots are indicated at 50 feet x 110 feet. Clearly, Lower Brunswick was envisioned as a place for larger, more expensive homes. The street right of way is 80 feet, wider than adjacent streets which are the more standard 66 feet.

The lots were sold to individual builders, and many on the west side of the street were built upon by Dinnick. The lots are smaller than those on the plan of subdivision, usually cut in half to be 25-30 feet wide, and most frequently developed as semi-detached houses, although there are a few detached residences.

The original occupants bought or rented and were upper middle class merchants, industrialists or professionals. Often the builders are listed as the first occupants of the houses.

From the First World War onwards to the late 1960's the street was dominated by Jewish residents, some with businesses on nearby Spadina Avenue or in Kensington Market. Brunswick Avenue still has one or two synagogues further north, and lower Brunswick had one on the east side. Many progressive political, labour and other social movements in Toronto and in Canada originated in this neighbourhood. The community built the first YMHA, the first Talmud Torah was at the south end of Brunswick, and there were synagogues in some of the houses. Later Doctor's Hospital was built to provide medical services to immigrants in their own languages. Doctor's Hospital was replaced in the late 1990's by Kensington Gardens, a long-term health care facility.



South-east corner of Brunswick Avenue, showing first YMHA, Talmud Torah, and McBean's Hall on corner-St. Stephen's in the field just visible across College Street-illustration taken from The Jews of Toronto, inserts following page 188



Doctor's Hospital built 1950s, demolished late 1990s.

Brunswick Avenue may have had gates at its intersection with College Street – during the study period residents offered anecdotal evidence of these gates, however no supporting documentation has yet been found.

STREET PAVING

The asphalt paving of the street dates back to 1897, when the developers petitioned the City for improvements. From City Council records:

- 1872, for grading and channeling of Brunswick;
- 1874, petition for main sewer from College to Bloor, (F.W. Jarvis and others);
- 1876, Bylaw to construct sewers passed;
- 1877, petition for Gas Lamps, locations unspecified;
- 1890, for 10 foot wide “excelsior” sidewalk on east side, to 108 feet north;
- 1893, sidewalks to be constructed on both sides from College to Ulster;
- 1895, recommended that 24 foot wide asphalt pavement with stone curbs, College to Ulster, \$11,370, est'd lifetime 10 years, referred back to find cheaper alternative; also recommended 24 foot brick pavement with wood curbs, \$6300.00, six year lifetime referred back; 3rd option, 24 foot cedar block pavement, \$2630, five year lifetime,
- 1896, petition from F.W. Jarvis and others for 24 foot asphalt paving;
- 1897, bylaw approving financing of asphalt paving, cost \$10,350, recommend 6 foot brick sidewalk, cost \$834, referred back, recommend 6 foot wood sidewalk;
- 1903, concrete sidewalk on east side, College to Ulster; and
- 1903, petition to erect telephone poles.

6.6 Willcocks Street



Willcocks and Russell Street shown extending west, detail of 1858 Map taken from *Toronto, a Pictorial Record*, plate 41, Map titled “Map of the City of Toronto”, Canada West, Lithographed J. Ellis, Toronto

6.6.1 EARLY HISTORY

The park lot in which Willcocks Street is situated was originally granted to James Baby. Through connections and marriages between the Baldwin, Willcocks, and Russell families which have been well recorded elsewhere, considerable land holdings were consolidated into a parcel which stretched from Queen Street up to the top of the escarpment, either side of Spadina. Willcocks Street was part of these holdings.

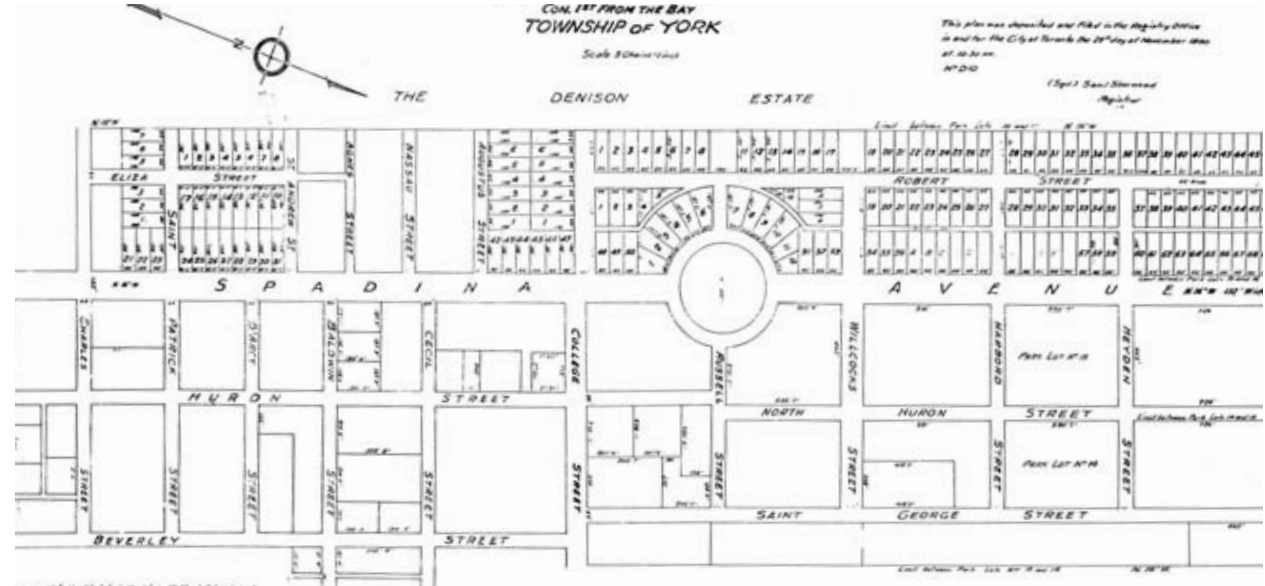
From the Toronto Historical Board plaque at the top of the Baldwin steps, which link Davenport Road to Austin Terrace and were part of the Spadina property, are the words:

“Looking south one can see Spadina Road, laid out by the Baldwin family as a grand thoroughfare from Queen Street to Davenport Road. William Baldwin, 1775-1844 physician, lawyer, politician and architect built the first “Spadina” in 1818 and the second in 1835 after the earlier house was destroyed by fire. After William’s death the estate passed to his son, Robert Baldwin, 1804-58 one-time co-premier of the United Canadas. Both men were leading political figures whose drive for peaceful change brought about major constitutional and administrative reform in government including the implementation of “responsible government” initiated by William Baldwin”

In a map of Toronto published in 1858 in the *Handbook of Toronto*, Willcocks is shown as a much longer street than its current length, going from Hope Street (a few blocks west of Bathurst Street) to inside “The Park”, later to become Queen’s Park, and portions of the University of Toronto. Whether by plan or happenstance, the wide eastward view along Willcocks Street is closed by the asymmetrical tower of University College, a prominent feature that appears in many early views of activities in “The Park,” and still exists.

1860 Subdivision Plan, Plan of the Baldwin Estate,
being part of Park Lots 14, 15, 16 concession first from
the Bay, Township of York, signed by Jno. Ross, A.E.
Ross, P.M. Baldwin, W. Willcocks Baldwin, Robert
Baldwin, W.A. Baldwin, J.P. Ooden trustee, John
Hector, trustee

Spadina set out 2 chains wide, Willcocks and College
1-1/2 chains, 99'



6.6.2 DEVELOPMENT

In the plan of subdivision, registered in 1860, and signed by several members of the Baldwin family and others, Willcocks has been truncated, presumably because of the difficulty the nascent City of Toronto had in co-ordinating longer streets through the holdings of the socially prominent owners of the former Park Lots. The subdivision plan was titled *Plan of the Baldwin Estate, being part of the Park Lots no's 14, 15, 16, Con 1, First from the Bay, Township of York*. The property to the west is identified as the Denison Estate.

Willcocks Street is shown as only one block long, west of Spadina, but with a very wide right of way, symmetrically balanced on the north side of Spadina Circle with College Street on the south. In the 1864 plan of subdivision, large lots are set aside on Robert Street at the west ends of both Willcocks and Russell Streets, to provide sites for larger houses, or possibly a small church – sites that would be more valuable because of the prospects provided to other landmarks in the plan. These larger lots disappeared in the final subdivision of Robert Street into 18 foot lots. The lands on Willcocks were sold to several builders, and further subdivided to yield more suitable house lots.

7.0 Heritage Character Statement

7.1 General



*“Bay-n-Gable” houses on west side of
Brunswick Avenue*

The significance of these two streets lies in the large number of original buildings with the majority of their heritage attributes present or capable of being restored. The majority of houses are good examples of the “Bay-n-Gable” style. It is the relative completeness of the “sets,” the consistency of their character and the unusual landscape setting that warrant protection under Part V of the Ontario Heritage Act. It is the continuity of the heritage fabric that is most important to protect, preserve and restore.

On both streets, even though the houses are close to the front property lines, the public rights-of-way are wide enough for a generous green boulevard, with mature, regularly spaced trees between the sidewalk and the roadway.

7.1.1 ARCHITECTURAL STYLE

The Toronto “Bay-n-Gable” was the most common house built by speculative builders for sale or rent to middle and working class families during the Victorian era. It is a signature Toronto style, mixing Gothic Revival and Italianate elements – as characteristic of the city as the brownstone is to New York, or the painted lady to San Francisco.



*(above left) Typical “Bay-n-Gable” house in
Cabbagetown (above right) “Annex Style” variations,
east side of Brunswick*

The typical “Bay-n-Gable” house is tall and narrow, two to three tall stories high with a peaked gable over bay windows; front doors located to the side of the front elevation; painted wood porches of varying sizes and detail. They often have elaborate painted, turned-wood detail on the porches and gables. Many front entrances have a pair of narrow wooden doors with a large single glass pane in each door, and a transom window above. Windows are tall in proportion and in wood frames, one over one, again frequently with stained or leaded glass transom windows above. Even though many of the decorative elements were mass-produced, there is great variety in the detail of individual houses. Repetition generates very pleasing streetscapes.



Architect's rendering of St. Stephen's in the Field Church, Thomas Fuller 1857 – land and monies donated by Robert Denison



Repetition of similar houses (built by C.R.S. Dinnick) combined with wide boulevard – “creates an impressive terrace like vista”

There are also groups of houses in the district, generally built between 1895 and 1900 that display the more eclectic borrowing of Queen Anne, Shingle and Romanesque influences sometimes described in Toronto as “Annex” style.

7.2.0 LOWER BRUNSWICK AVENUE

Lower Brunswick is important as a part of the gracious urban vision of Robert Denison, part of a plan established when the lands that had been held by his family for three generations were subdivided. At that time, Robert Denison donated land and monies to build St. Stephens in the Fields Church, and created two generous streets, Bellevue Avenue and Brunswick Avenue, to provide a generous setting and vantage points to the church. Whether Brunswick was made extra wide by Robert Denison, or when the plan of subdivision was submitted in 1887 by Sheriff Jarvis, Lower Brunswick Avenue is clearly laid out to take advantage of the view, across College Street, of the church. Over time changes to the street have eroded this important visual connection.

A few houses have been lost to redevelopment on the south-east side of the street but almost all of the remaining houses survive in a relatively good state of preservation. Because the houses were built within a short period of time between 1885 and 1900, there is a consistent architectural character. The repetition of single and semi-detached houses of similar height, style, width, spacing, setback, form and architectural character over the long length of the block of Lower Brunswick creates an impressive, terrace-like vista, particularly strong on the west side.

The houses on Lower Brunswick are larger, and solid brick in contrast with smaller, predominantly brick veneer construction in the surrounding areas. Early assessment values reflect the increased value and prestige on this section of Brunswick; for example in 1905 the median assessment for properties from College to Ulster was \$3250; on Brunswick from Ulster to Harbord, \$1200.00; on the west side of Major, College to Ulster \$2600; and on the east side of Borden, College to Ulster, \$2500.

7.2.1 BUILDINGS

The lots are wider and deeper than on the surrounding streets, allowing for larger houses and providing ample room for generous front porches on most of the houses, an essential feature of the streetscape. The houses display the typical “Bay-n-Gable” form, but have a strong local identity, generously proportioned – handsome rather than pretty. The gables have a variety of decorative treatments. Carved sunburst brackets at either side of the upper bay are common. The ornate Gothic verge-boards often found on “Bay-n-Gable” houses in other Toronto streets are absent. Occasionally, adjoining properties share the same colour scheme.

WEST

All of the houses on west side were built between 1887 and 1900, the majority by a single builder, Mr. C.R.S. Dinnick (no’s 18-62, and 72-88). Four larger detached houses, (no’s 64-70) were first owned and presumably built by William S. Thompson, with more elaborate decoration than the Dinnick-built houses. No. 64 was demolished in 2003. No’s 10-16 are attributed to either George Phillips or C.R.S. Dinnick.

Dinnick built well whether the property was for sale or for his own family. His own house at 156 St. George has features in common with the houses built for sale about the same time on Brunswick. The proportion of the bay window and gable at the eastern side of his house is repeated on many of the Brunswick houses, as are the red brick and flat stone lintels and sills, and the wooden gable brackets. Most of the houses are built in semi-detached, symmetrical pairs; many retain the slate roofs on the steeply pitched front dormers, with a decorative polychromatic flower on each side. There are several different treatments in the decoration at the peaks of the gables, some are carved wood, others have pebble-dash stucco combined with wood boarding – several have had the decorative elements covered or removed.

The porches have a great deal of variety. Visual assessment suggests that most of the porches were added some years after the houses were built, but this assumption was not confirmed by research. When the porches on pairs of houses share the same design and colours, the symmetry is enhanced. The similar



Original slates and gable decoration and stained-glass are preserved on this Dinnick-built house.



156 St. George (dem), Dinnick's family residence, built at about the same time as the Brunswick houses



No. 68, 70 Brunswick Avenue, two detached
“Bay-n-Gable”, built by William S. Thompson



No. 61 Brunswick, builder unknown

depth and roof forms of the porches contribute to the rhythm of the street, except where porches have been enclosed.

EAST

Development on the east side was interrupted in the early 1890's, presumably by the depression that occurred in those years. The northern portion of the block did not start development until 1895, and was completed by 1900. Part of this block is featured in *Old Toronto Houses*, (Tom Cruickshank, page 92) as an example of “Bay-n-Gable” style.

No's 63-65 are on the *City of Toronto Inventory of Heritage Properties*, circa 1891, built by Beaumont Jarvis for F.C. Jarvis. The sleeping porch of no. 61, also built circa 1891, resembles no. 74 Willcocks Street, but the builder remains a mystery.

The houses at the northern end of the block have “Annex” style characteristics, and appear to have been built by the same builder. While no builder was clearly identified in the research, several of the properties, no's 87, 89, 91 and 95 were either owned or occupied by George Phillips, a builder, and 1899 building permit records show two permits issued to G. Phillips on Brunswick near Ulster, but without a house number indicated.

Several semi-detached houses have asymmetrical features grouped together to create the appearance of a single villa. Examples include one bay and gable larger than the other, or round-headed windows combined with square on the adjacent house. The villa effect is undermined by different colour schemes on individual properties. Most of the pairs have double bays joined under a single terra cotta or cedar faced gable. Some of the ground floor porches appear to have been built with the houses, others added later; often the porch detail mirrors the roof. A few second floor sleeping-porches, tucked under the roof overhangs, add interest to the streetscape. Many of the original windows survive. Cast terracotta panels and small insets of carved stone appear in the masonry. Most houses have rusticated stone foundations, stone lintels and sills.



Asymmetrical “Annex” style pair. Addition of basement entrance preserves some but not all heritage features



Kensington Gardens Redevelopment – “Unbroken length of block mitigated by compatibility in height, scale, material, form, setback and rhythm”

Significant, but reversible, erosion of some of the heritage features has occurred. In a few cases porches have been damaged by the addition of a separate basement entrance. Wooden railings, porch columns and porch floors are missing in several cases. Modern siding materials such as aluminum, plywood or vinyl obscure some gables.

KENSINGTON GARDENS RE-DEVELOPMENT

The pre-1895 houses and other commercial and community buildings on the southern portion of the block have been lost, replaced by Doctor’s Hospital in the early 1950s and, in turn, replaced by Kensington Gardens in the late 1990s.

The overly long, unbroken length of the Kensington Gardens redevelopment is mitigated by its compatibility in height, scale, material, form, setback and rhythm with other properties on the street. The buildings are relatively neutral to the heritage character of the rest of the street, but the construction of several such developments would result in the loss of the important character-defining fabric of the street’s original buildings.

7.2.2 LANDSCAPE/STREETSCAPE

The relationship of Lower Brunswick with St. Stephen’s in the Field church has been eroded by the realignment of the street at the southern entrance to create a parkette adjacent to the Kensington Health Centre redevelopment. The realignment simultaneously forces the re-alignment of the west sidewalk and pinches the café boulevard area. In contrast to the underutilized parkette, the café patio creates a lively corner at the street entrance. Another blow to the relationship between Lower Brunswick and the church is the very large gap in the building fabric and tree planting for the driveways and underground parking ramps of Kensington Gardens. On the west side, just north of the lane entrance, the breaks for driveways, front yard parking, and the subsequent erosion of the tree canopy result in significantly less amenity and visual discontinuity for pedestrians at this important entrance area.



Re-alignment of street erodes relationship with Saint Stephen's in the Field Church and pinches boulevard café on west side.

At the north end of Lower Brunswick Margaret Fairley Park offers an excellent vantage point to enjoy the repetitive character of the streetscape, in particular the repeating roof elements along the west side. This park is heavily used by surrounding residents, and is home to the annual HVRA Fall Fair. Margaret Fairley, author and activist, collected hundreds of signatures petitioning the City to create a park in this location, as there was no place for neighbourhood children to play. She lived on Willcocks Street, and was the first wife of artist Barker Fairley. The statue in the park was put in place through private fundraising. The original is in a family collection.

The wide, 80 foot right of way of Lower Brunswick provides space for its unique, wide green boulevards, with the regularly spaced mature, tree canopy providing lush shade in summer. Several tree species are represented, including maple, elm, and chestnut. Replacement tree planting at the south end of the street has eroded the strong rhythm of the mature tree plantings. The continuity of the ground cover of the boulevard is important to the street's heritage character, expressing it as a common public feature. A 5 foot wide concrete sidewalk separates the boulevard from the lawns/front gardens of the houses.

The consistency in the style, height, spacing, width, character and detail of the buildings creates a very strong rhythm along the street. The rhythm is strongest at the north end of the block where the majority of houses are semi-detached with narrow walkways between.

Most front yards are soft landscaping, grass and gardens. With the exception of a few front yard parking pads at the south end of the west side of the block, parking is on the street or behind the houses, accessed from the lanes. As noted in the analysis section, the asphalt paving of the street dates back to 1897, when the developers petitioned the City for improvements, including 24 foot wide asphalt paving and stone curbs.

Many front gardens have lavish plantings, which strongly enhance the street. Fences of many varied styles and materials detract from the regularity evident in other elements.

The streetlights do not support the heritage character of the area, being too tall and widely spaced. Further research is necessary to determine the original character of the lighting.

7.3 Willcocks Street



1914 View of Willcocks Street from City of Toronto Archives

Willcocks Street is a short but distinct street. The street's cultural importance is derived from its history, as part of the lands assembled by the Baldwin/Russell family, its establishment as part of the grand plan for Spadina Avenue, its gracious width, 99 feet, with wide grassy boulevards on each side, mature tree canopy, and most important, the survival of all of its original brick Toronto “Bay-n-Gable” housing, built by a variety of builders, with varying detail.

The short block of Willcocks is further divided into four groupings by lanes that are also part of the original plan. All of the houses, built between 1885 and 1890, have survived with only minor erosion of the heritage features. There are several groupings of houses built by individual builders, which survive as complete “sets”.

7.3.1 BUILDINGS

Not all houses have porches but they are an important feature of the streetscape. The research did not find building permits for the porches on the street, and they do not show up in the one early photograph of the street that was found. It is therefore not possible to determine with any certainty whether the porches were added or were part of the original houses. Visual inspection suggests that both cases are present.

SOUTH

All of the houses on the south side are solid or brick veneer, of similar size and proportion. Only two builders are represented, no's 81-85 were built by Frederick Clements. William or Harriet McBean are listed



87 and 89 Willcocks, part of McBean “Set” with “new” front porches



Sideporch at 87 Willcocks turns the corner into the lane

as the owners or builders of no’s 87-101, four pairs of semi-detached houses which stretch from Robert Street to the first lane. McBean also built several houses on adjoining Robert Street.

The McBean houses on Willcocks are solid brick, “Bay-n-Gable” with polychromatic brickwork, basket-weave work and yellow brick arches and stone keystone above tall windows with stone sills. There are large turned wood brackets between the brick bay and the gables, and stepped, bracketed woodwork filling the peak of the gable. The porches on 99 and 101 appear to be the original construction, with turned wood posts and fretwork; the side porch at no. 87 turns the corner into the lane beautifully. The larger porches on the adjacent McBean-built houses appear to be later replacements in a variety of styles.

This group of four pairs of houses built by William and Harriet McBean is a strong “set”, and important to preserve as a group, particularly as it fills a “block” from Robert Street to the lane.

The second, smaller grouping, built by Frederick Clements, is very similar in proportion and material to the McBean row; but without porches, and with simpler brickwork and gable decoration, yet with very elaborate turned wood brackets at the top of the brick bays.

NORTH

On the north side several builders are represented, with quite a bit of variation in the basic “Bay-n-Gable” form; Charles McCurdy completing three pairs from 90–100; Ananias Turner, no. 88; Miles Volkes, no. 86, (built in 1885, concurrent with the McBean houses, which are the oldest houses on the street). The McCurdy houses at the west end of the street have plain, steeply pitched gables, some with pebble-dash infill at the peak, the bays are on the ground floor only. The porch at 92 and 94 appears to be the original design. Both the Ananias Turner and the Miles Volk houses are two storeys, with wider, lower sloped gables. Miles Volk was a hardware merchant and notable for his political activity. He ran unsuccessfully for Mayor, and was a leader of the temperance movement.



85 Willcocks (Frederick Clements builder)
with elaborate gable detail



92 appears to have the original porch, built
by Charles McCurdy



74 Willcocks, Annex style detail, with dramatic
exposed stone lintel, decorative bay

David Whyte was the builder of no 74, the most architecturally distinguished house on the street; listed on the City of Toronto Inventory of Heritage Properties. Tom Cruickshank in his book, *Old Toronto Houses* (page 117) describes no. 74 as having Romanesque flavour, “but in many ways defies description.” Built in 1889 for William Dixon, but known as the O’Leary house because of the longtime residency of John O’Leary, owner of the City Dairy on nearby Spadina Circle, it remained in the O’Leary family until 1982. The house has Romanesque round-headed windows, and an exposed floating stone lintel and arch to the recessed entrance porch. The keystones and brick pilasters frame an elaborate projecting wooden bay with fish-scale shingles, supporting a turned wood sleeping-porch.

7.3.2 ENTRANCE BUILDINGS

Two buildings frame the eastern entrance to Willcocks Street, both solid brick. On the south side is no. 592 Spadina, a house that has historically been called the “Doctor’s House” because it has been home to several doctors. Conveniently, located across Willcocks at 594 Spadina is the former Ingles & Co. drugstore, a 2-1/2 storey commercial building, built in 1887.

The Doctor’s House, addressing Spadina and turning the corner onto Willcocks, is a red brick “Bay-n-Gable” with ornate woodwork and decorative brickwork. The side porch, with slate roof and gingerbread trim, provides a separate entrance to the office. Both front and side windows have stained glass transoms, and stone lintels. The house has a Victorian style flower garden and new cast-iron fence on the corner, and a wooden picket fence on the Willcocks side-yard.

The painted brick drug store building is a handsome example of a combined shop and residential building, and its heritage elements are well conserved. The building has double hung, long proportioned windows, large shop-front windows with stained glass transom windows above and turned detail. A peaked gable is centered on the front over two large double hung windows. Above the original shop entrance door is a stained-glass panel. The Willcocks elevation is simple, with a large gable over the 3 storey front wing, and a flat roofed two-storey portion, with two side entrances.



592 Spadina, “the Doctor’s House”



594 Spadina, the former Ingles and Co. Drugstore



Spadina houses built by Henry Wood, 1895

7.3.3 ROBERT STREET HOUSES

Several houses on Robert Street are included due to their role in creating visual enclosure for Willcocks Street. No’s 114-120 were built by William McBean who also built the set of houses on the south-west corner of Willcocks, providing stylistic continuity at that corner. No’s 110-112 are also presumed to be by McBean because of the architectural similarity to the others in the row. These narrower brick veneer houses on eighteen-foot lots are more modestly decorated than houses on adjacent Willcocks Street, showing a variation in style by the same builder for a less expensive market. No’s 122-128 were built by William St. Croix.

7.3.4 SPADINA HOUSES

The houses to the north of Willcocks on Spadina are listed on the City of Toronto Inventory of Heritage Properties, and are currently owned by Campus Co-op and the Toronto City Mission (608). These houses on the formerly grand Spadina Avenue are significantly larger than the houses on Willcocks or Brunswick, and display “Annex” style features; Romanesque stone arches, recessed entrance porches, rusticated stone foundations, round-headed windows and wide Queen Anne roof gables.

7.3.5 LANDSCAPE/STREETSCAPE

Standing at the west end of Willcocks in front of 126 Robert Street, a view of the tower of University College can be seen. From this vantage point it is possible to imagine just how park-like the view and surroundings of this street were when it was first developed. A remaining fragment of a grand plan for Spadina, laid out by the Baldwin Russell family, Willcocks was set out as an extra wide street, symmetrical with College Street in its plan relationship to Spadina Circle, and the same width as College Street to the south. The most striking feature of the street is the generous, grassed boulevards on either side, with regularly spaced mature trees creating a distinctive canopy and providing lush shade in summer.



*View from Robert Street of Willcocks Street,
University College tower in the distance*



*Robert Street houses close the view,
William St. Croix builder*

The street is a short block, divided into four quadrants by wide lanes. The street is terminated on the west end by several “Bay-n-Gable” houses on Robert Street, which are also included in the district. The sense of enclosure offers an identifiable place, and a sense of belonging to residents.

All the front yards are predominantly soft landscaping, grass and/or gardens. Many of the private front gardens have lush plantings, and a few have fences. Without historic photographs it is not possible to say what the nature of original fences, or lack thereof may have been, but it is likely that there were differences in treatment from one builder to another. The boulevard is uniformly planted with grass. The tree canopy has several species, including norway maple, sugar maple, horse chestnut, London plane, and little leaf lindens. The houses have a consistent setback, are mostly semi-detached, separated by narrow walkways between the pairs. The lanes provide a wide view of the sides of the houses that adjoin the lane. The elaborate turned woodwork of the side porch at no. 87, adjacent to the lane is an important feature of the streetscape.

Generally parking is behind the houses accessed by lanes, or on the street. The exception to this are three small garages, two at the rear of buildings that flank onto Willcocks from Spadina, and no. 74, which has a garage opening on the Sussex Mews lane.

8.0 District Boundaries

8.1 Boundaries

The boundaries of the District are shown on the attached plan.

The west portion of the District is comprised of all the properties fronting on Brunswick Avenue from College Street to Ulster Street, including the street allowance from College Street north, the Brunswick/College Parkette, the Kensington Health Centre and Margaret Fairley Park. This block displays a consistent and original heritage fabric that provides an intact heritage streetscape, as described in the Heritage Character Statement. The unusual width of the street and its boulevards are also distinctive features adding to the integrity of the District.

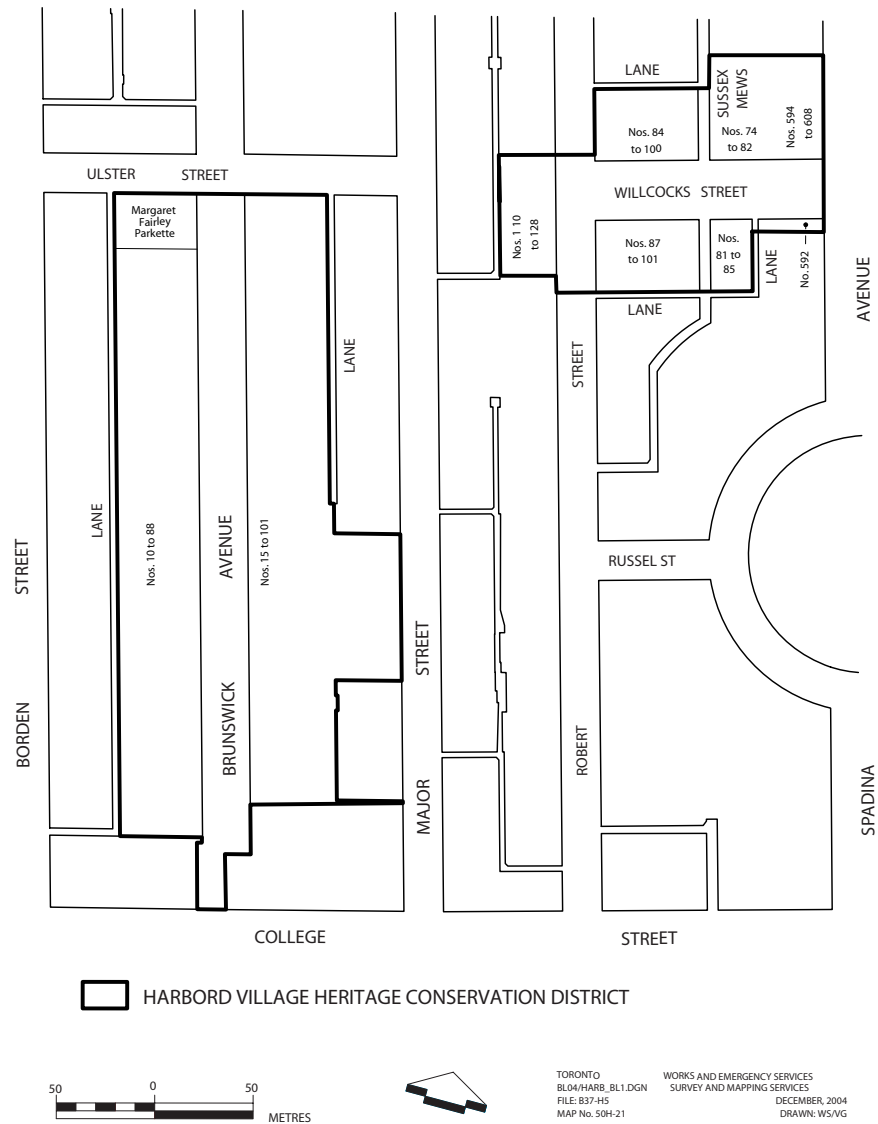
Properties in this portion of the District which are not contributing to the heritage character of the area are included to provide Guidelines should alterations and/or new construction be proposed.

The east portion of the District is composed of all the properties bordering Willcocks Street from Spadina Avenue to Robert Street plus properties on Robert Street facing Willcocks Street and on the west side of Spadina Avenue north from Willcocks.

The properties on Willcocks and Robert Streets are virtually all original buildings and both frame and are enhanced by the exceptionally wide street allowance of Willcocks Street and its wide boulevards. The properties on Spadina Avenue are included as they have a consistent heritage character with the Willcocks Street properties and are already listed on the City of Toronto's Inventory of Heritage Properties.

8.2 District Map

HARBORD VILLAGE HERITAGE CONSERVATION DISTRICT PHASE I



9.0 Heritage Evaluation

9.1 Overview

The significance of these two streets lies in the large number of original properties with the majority of their heritage attributes still present or capable of restoration. The majority of houses are good examples of the “Bay-n-Gable” style. It is the relative completeness of the “set,” the consistency of its character, and the unusual landscape setting that warrants protection under Part V of the Ontario Heritage Act.

All properties in the district are included in the Heritage Conservation District and are subject to the District Plan. Public property, in particular paving, lighting, trees, curbs, and other landscape features in the public realm are included in the District and proposed changes to these features are also subject to the District Guidelines.

9.2 Definitions

All of the properties in the area were assessed as either “contributing” or “non-contributing” to the heritage character of the streets through review by the heritage architect and photographic analysis.

9.2.1 CONTRIBUTING

Properties with features that define the heritage character and which retain sufficient original heritage fabric to allow for preservation or restoration.

9.2.2 NON-CONTRIBUTING

Properties which do not have heritage character defining features or heritage fabric.

9.3 Property Classification Charts

9.3.1 LOWER BRUNSWICK AVENUE

Contributing	Non-Contributing
East Side, no's 53-101, West Side – no's 10-62, no's 66-86	East Side, no's 25,45 Brunswick (Kensington Gardens) West Side, no. 64

*Properties currently on the City of Toronto Inventory of Heritage Properties

No's 63-65 c 1891, built by Beaumont Jarvis for F.C. Jarvis, adopted by City Council on August 18, 1976

9.3.2 WILLCOCKS STREET/ROBERT STREET, SPADINA AVENUE

Contributing	Non-Contributing
Willcocks Street – South Side, no's 81-101 Willcocks Street – North Side no's 74-100 Robert Street, no's 110 to 128 Spadina Avenue no's 592 to 608	Small garage structures on Willcocks Street at 74 Willcocks Street, back of 592 Spadina, back of 594 Spadina Avenue (attached to side of 72 Willcocks Street), and garden sheds on street

Properties currently listed on the City of Toronto Inventory of Heritage Properties

No. 74 is listed in the City of Toronto Inventory of Heritage Properties, adopted by City Council on Feb 6, 1974

No's 596-600 Spadina Avenue listed in the City of Toronto Inventory of Heritage Properties, 1888, later Campus Co-op, adopted by City Council on Feb 6, 1974

No's 602-604 Spadina Avenue, listed in the City of Toronto Inventory of Heritage Properties, 1898, H. Wood, later Campus Co-op, adopted by City Council on Feb. 6, 1974

No. 606 Spadina Avenue, listed in the in the City of Toronto Inventory of Heritage Properties, 1900-1, H. Wood, later Campus Co-op, adopted by City Council on Feb 6, 1974

No. 608 Spadina Avenue, listed in the in the City of Toronto Inventory of Heritage Properties, 1895, H. Wood, later Toronto City Mission, adopted by City Council on Feb 6, 1974

10.0 District Guidelines

10.1 Overview

Establishing a Heritage Conservation District arrests the erosion of the heritage features of the district, and marks the beginning of a gradual process of incremental change to reverse damage that has occurred. As individual owners or public agencies are in a position to undertake change, the District Guidelines assist in ensuring that change contributes to the protection and enhancement of the heritage character of the District. Over time, an accrual of small changes creates a positive upward momentum. The regulation of the District creates a stable environment in which owners can make appropriate investments in their properties with certainty. Nothing in these Guidelines is intended to force repairs or alterations. The Guidelines are to ensure that when work is undertaken, it contributes to the heritage character.

On both Lower Brunswick Avenue and Willcocks Street most of the buildings are the original heritage fabric, and were built within the same period. Because it is the consistency, continuity and quality of the fabric that are the most notable features of the district, the emphasis in these guidelines is on restoring and conserving the heritage fabric.

The principal structures on contributing properties should be retained and proposals for their demolition refused. Guidelines for replacement buildings are intended only for situations where catastrophic events such as natural disaster or fires have resulted in the loss of buildings on contributing properties or for the replacement of demolished non-contributing properties.

Proposals for new ancillary buildings such as garages and additions to buildings on non-contributing properties are to be in keeping with the character of the District.

10.2 Areas Affected by the Guidelines

Nothing in these Guidelines will prevent the building of additions, or alterations to the rear of properties that are permitted under the zoning bylaw, however, additions at the rear of properties must not be higher than the ridge of the main roofline of the property as seen from the street in front of the building. The guidelines apply to the public realm, to the exterior of private buildings and to landscaped areas that can be clearly seen from the street or the public sidewalk with the following exceptions, which are exempted by the City of Toronto's By-law 1005-2001 for all HCD's:

- painting of wood, stucco or metal finishes,
- repair of existing features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations, and decorative wood, metal, stone or terra cotta, provided that the same type of materials are used,
- installation of eavestroughs,
- weatherproofing, including installation of removable storm windows and doors, caulking, and weatherstripping, and
- installation of exterior lights.

10.3 Building Maintenance – General Principles

- Extend the life of the original fabric through ongoing regular maintenance, such as re-pointing brick, and regular painting of woodwork.
- Repair and maintenance is preferred over replacement of heritage elements.
- Avoid removal or replacement of heritage character defining features, or if repair is not possible recreate heritage elements in similar materials, using reclaimed materials wherever possible.
- Restoration of lost features should be done on the basis of documented evidence of the actual feature, and with like materials.
- Where the builder of a property is known and documentation of the original features is not available, similar buildings by the same builder offer guidance for restoration of missing features.
- Avoid skylights, mechanical equipment, meters, air conditioning equipment, roof vents, or other visible service elements in regulated areas.

10.4 Building Maintenance Guidelines



Masonry repair, 1 Laurier Avenue, using reclaimed brick and soft lime mortars, note new curb in lane to ensure drainage away from foundation masonry

10.4.1 MASONRY

CONSERVATION

- Every effort must be made to avoid loss of original brickwork or stone.
- Clean only when accumulated material is causing risk to the underlying materials, using least abrasive methods available.
- Avoid sandblasting, high pressure water blasting or harsh chemicals that will harm older masonry, in particular the soft brick found in Victorian houses.
- Brickwork should not be painted.
- Re-point brickwork with traditional mortars that match the formulas of the existing mortars.
- Do not use modern hard Portland cement mortars on old masonry, as it leads to the rapid deterioration of the masonry.
- Ensure joint profile and texture of mortar joints match original.
- Repair brickwork with reclaimed material to match adjacent brickwork.
- Avoid repair with modern masonry materials, introduction of modern materials will introduce stresses into historic materials.



Sandstone foundation

REPLACEMENT

- In cases where brick must be replaced and suitable re-claimed material cannot be found, stucco in a compatible colour to neighbouring brickwork may be considered.
- Avoid the use of concrete brick, modern brick, false stone, aluminium or vinyl siding on the front elevations.

INFILL

- Encourage the use of red clay brick on infill projects.

10.4.2 FOUNDATIONS

CONSERVATION

- Stone foundations are often sandstone, a soft stone, and vulnerable to spalling from freeze/thaw action on moisture in the material.
- Protect masonry from moisture penetration by maintaining drainage systems.
- Repoint regularly, match original mortar formulas.
- Avoid masonry coatings, or cement over stone work, as it can lead to rapid deterioration due to trapped moisture.
- Avoid build up of snow, ice or salts on masonry foundations.
- Ensure good drainage away from foundation walls.



Flower pattern inset into slate



Consistent colour and texture on the roofs strengthens the rhythm

10.4.3 ROOFING

CONSERVATION

- Every effort should be made to retain the slatework, and where financially feasible, re-introduce the decorative elements.
- Maintain slate-work using qualified tradespersons, restore missing slates if feasible.
- As the rhythm of the gables and roofs is of particular importance on the west side of Lower Brunswick, encourage consistent use of slate coloured and textured roofing.

REPLACEMENT

- Slate is preferred, but unlikely to be financially feasible for most homeowners.
- Cedar shingles may be considered as a suitable roofing material on detached houses.
- Matching roof materials on semi-detached houses is desirable.
- Asphalt shingles will provide a neutral, economical replacement roofing.
- Slate textured asphalt shingles may be considered.
- Avoid metal, or terra-cotta tile roofing.

10.4.4 WINDOWS

The Victorian period is marked by innovation and mass production of glass in industrial processes. Prior to this period, glass was expensive, and hard to produce in large sheets, hence smaller, multi-pane windows.

The Victorian “Bay-n-Gable” house generally has large, and tall, one over one, double hung sash windows, with sash-cords, pulleys and counter-weights. Storm windows sometimes have divisions- using less expen-



*Restored wooden storm windows
(Cabbagetown example)*



Stained glass

sive smaller panes of glass. These systems can generally be repaired, and repair will result in a superior, and longer lasting window than most generally available modern replacement windows.

Modern windows require frequent replacement, sometimes as frequently as every 10-20 years, many heritage buildings have windows in useful service for over 100-200 years because the windows were built of superior materials, and can be easily repaired. Repair is generally less expensive over the long term than replacement.

A challenge in introducing modern thermopane glazing into heritage buildings is that the muntin bar needed to cover the thermopane frame is usually wider than the traditional bar for single glazing. This is less of a problem in Victorian houses because the original sashes had large single panes, it is therefore possible to use thermopane-glazed units in double hung frames and achieve a compatible appearance to the original windows.

CONSERVATION

- Avoid removal and replacement of original windows.
- Repair using similar materials.
- It is desirable to conserve old glass.
- Thermal improvement can be attained by installation of storm windows either on the interior or exterior.
- Weatherstripping systems designed for heritage windows are available.

REPLACEMENT

- If determined that the original windows cannot be restored, or if already lost, replacement windows should match size, proportion, division, and location of originals, and wherever possible, materials.
- In cases where windows must be replaced, wood windows are preferred, allowing for restoration of an appropriate colour scheme to the building.
- Every effort to be made to preserve stained glass features, using qualified craftsmen to execute work.
- Avoid introduction of new windows on the front elevations.
- Avoid vinyl and aluminum windows.



Double doors with transom

10.4.5 DOORS**CONSERVATION**

- Maintain original wood doors wherever possible.
- Retain transom windows.
- A common feature of houses of this period is a pair of narrow wood entrance doors with 1/2 panes of glass.
- Thermal upgrade of existing doors can be undertaken by installing astragals and weatherstripping. In most cases the original doors can have thermopane units added without detracting from the appearance.
- Paint is the preferred finish for doors.



Italianate detail



Victorian gingerbread

REPLACEMENT

- Where doors have been lost, use evidence from adjoining properties, preferably by the same builder, as a guide to finding appropriate replacement doors.
- Avoid metal doors or modern manufactured doors.

10.4.6 PORCHES

Porches are very important to the heritage character of the area.

CONSERVATION

- It is desirable to restore porches where missing.
- Avoid removal of porches.
- Maintain open porches.
- Re-opening of closed-in porches should be encouraged.
- Paint woodwork.
- Locate entrances to basements at the sides of buildings to avoid destruction of front porches.
- Match original woodwork when replacing missing elements, if information not available use heritage fabric of houses by the same builder and period as a guide.

RESTORATION/REPLACEMENT

- Plain square pickets and handrails preferred if information on original shape of baluster and handrails is not available.
- Paint woodwork.
- Match original woodwork when replacing missing elements, if information not available use heritage fabric of houses by the same builder and period as a guide.
- Avoid second floor porches, unless it can be demonstrated such a porch was part of the original heritage fabric of the property.
- Permit the restoration of an earlier porch if evidence can be produced that such a porch existed.
- Addition, or expansion of a front porch may be considered where none existed before if the new porch is in character with other porches on similar houses in the area.
- Avoid metal railings, concrete steps, concrete slabs, open risers.

10.4.7 BASEMENT ENTRANCES

- Avoid basement entrances in the front of houses.
- Where basement entrances exist, screen from view from the street with plantings.
- If unavoidable, ensure entrance is discreet, door and windows are not visible from the street, and well screened with landscaping.
- Destruction of heritage fabric of porches to create basement entrances to be strongly avoided.



Turned spindles on porch balustrade



Brackets from bay to roof and sunburst gable detail

10.4.8 WOODWORK, DECORATIVE ELEMENTS

CONSERVATION

- The decorative woodwork on the “bay and gable” is an essential element of the heritage character of the street.
- Encourage preservation of all woodwork through regular maintenance, and painting.
- Encourage uncovering of hidden decorative materials.
- Avoid the use, and encourage the removal, of aluminum, vinyl or plywood.

REPLACEMENT

- Encourage the replacement of missing woodwork using photographic documentation or houses by the same builder in the area as a guide

10.4.9 PAINT

As noted above **the City of Toronto does not regulate paint colours in Heritage Conservation Districts**, however the following advice is offered for the benefit of homeowners wishing to use appropriate paint colours on their Victorian “bay and gable” houses.

In districts with consistent architectural character such as in these two streets, the overall appearance of the district is strongly enhanced when houses are painted in the colours of the original houses or colours appropriate to the period of construction.

CONSERVATION/RESTORATION

- Examination of paint scrapings under a photographer’s loop or a microscope will give a good idea of the original colours of the house if the owner is interested in restoring the original colour scheme.
- While colour co-ordination in the district is not required by the City of Toronto, residents may choose to undertake research, perhaps in concert with a paint supplier to develop a palette of historically accurate paint colours that can be made available to interested homeowners.
- Window sashes and frames are painted dark colours, as is woodwork.
- Avoid laborious picking out of detail in multi-colored schemes, maximum of three complimentary colours used on any house.
- Pairs of houses look best when painted in matching colour schemes.

REFERENCE

- A useful reference, however, not reflecting research into Toronto colour traditions, is Roger W. Moss and Gail Caskey Winkler, *“Victorian Exterior Decoration” How to paint your Nineteenth-Century American House Historically*, Henry Holt and Company, New York, 1987

10.4.10 GUTTERS EAVESTROUGHS AND DOWNSPOUTS

As noted above, **the City of Toronto does not regulate the installation of eavestroughs, or downspouts in Heritage Conservation Districts.** The following information is offered to assist homeowners in making decisions.

- Wherever possible route rainwater leaders to the sides of buildings, and direct drainage away from foundations.
- Ensure gutters, eavestroughs are well maintained to prevent damage to masonry and other finishes.
- The use of galvanized steel is preferred to prefinished materials to allow co-ordination with paint colours.
- Where appropriate, with cedar or slate roofing, copper encouraged.
- Avoid damage to heritage features when installing drainage systems.

10.5 Landscape/Streetscape



New Cast Iron Fence on Spadina

10.5.1 FENCES

- On Willcocks, the historical photograph shows few fences, however fences may be needed for practical reasons.
- Fences or hedges should not impede view of front garden or views along houses.
- Transparent fences preferred, preferably black iron work, maximum height for solid fences 3 feet, transparent fences 5 feet.
- Where wood is used, finish with paint or solid stain finish.
- Encourage common fencing designs for pairs or rows of houses by the same builder.
- Decorative gates may exceed the fence heights, if made of transparent materials.
- Avoid chain link, brick, stone, solid boarding.



Modern iron-work fence commissioned for row of houses in Cabbagetown



Boulevard on Willcocks Street

10.5.2 FRONT GARDENS

- Soft surfaces, planting or grass preferred,
- Minimize hard paving between houses or in front of houses to walkways.

10.5.3 BOULEVARD

- Continuity of the boulevard is important as a common, unifying, public element of the district.
- Minimize interruption of the boulevard with driveways.
- Encourage the extension of the boulevard and tree planting to College Street.
- Boulevard should be planted in one continuous material, grass or other low ground cover agreed upon by residents and the City of Toronto.
- Willcocks Street residents have introduced planters to discourage parking on the boulevard, such treatments are encouraged, but a common design should be used along the length of the boulevard.

10.5.4 TREES

- Street trees should be spaced regularly, and be of mixed species as originally found on the street.
- On Willcocks, investigate the feasibility of re-introducing the second row of trees between the sidewalk and the houses indicated in 1914 photograph.

10.5.5 PARKING

- Avoid parking accessed from the street, with the exception of the three existing driveways on Willcocks St.
- Access private parking from lanes.
- Limit parking to rear yard and on-street.
- Front yard parking to be gradually eliminated.

10.5.6 PAVING

- Historical evidence supports 24 foot width of asphalt paving for Brunswick.
- Re-instatement of stone curbs desirable on Brunswick.

10.5.7 LIGHTING

- Further research is needed to determine what street lighting existed historically, (note that gas lights were petitioned for Brunswick).
- Pedestrian oriented street lighting is needed.
- If no information is available on original fixtures, an appropriately scaled modern lamp may be considered.

10.5.8 MECHANICAL SERVICES

- Avoid mechanical equipment such as transformers, air-conditioning units or utility metres in the front gardens or on the fronts of buildings, or on the boulevard.



Mechanical services destructive on boulevard

10.5.9 STREET ENTRANCES

- If opportunity arises, investigate restoring the axial relationship between Lower Brunswick Avenue and Saint Stephen's in the Field Church, by re-aligning the street entrance with the rest of the pavement, and balancing the boulevard areas on both sides.
- If evidence of their existence can be found, consider re-instating the gates thought to exist for Lower Brunswick Avenue.
- Street tree planting to be extended to the edge of the commercial area.
- The two present buildings at the entrance to Willcocks from Spadina are very important to the street.

10.6 Demolition

Demolition of contributing properties in the district is to be strenuously avoided. If the power to prohibit demolition is granted to municipalities, application for demolition should be refused except in exceptional circumstances such as a structural instability or dereliction and judged by an expert heritage consultant to be beyond restoration. All efforts will be made by the municipality to enforce property standards and prevent “demolition by neglect.”

Demolition of non-contributing properties will generally be permissible, if the replacement building, as shown in the building permit, is acceptable under these guidelines and can be shown to improve and enhance the heritage character of the district.

10.7 Additions and Alterations

Additions and alterations which erode the heritage features or character of contributing buildings should be avoided. Additions should not overwhelm the original building. Alterations to restore documented lost heritage features are encouraged. Additions at the rear of properties must not be higher than the ridge of the main roofline of the property as seen from the street in front of the building. Additions which are visible from the street or public sidewalk should be compatible in material, window and door openings and general proportion with the main building.

10.8 New Infill

As the primary goal of the HCD is to preserve and restore the heritage fabric of the area, and there are few gaps in the heritage fabric, few infill buildings are anticipated. In the rare situation infill occurs, new buildings in the district must be compatible in character, scale, spacing, rhythm on the street, setback, location, height, width, materials, proportion of window openings, height of roofs and eaves, entrance doors, floor levels and respectful of the surrounding buildings. New buildings should avoid mimicry of the historic style of adjacent properties. It is desirable to engage an architect to design infill buildings in the district.

10.9 Replacement Buildings

Replication of lost buildings is discouraged except in instances such as in the loss of one half of a pair. In such instances the detail should be based on accurate documentation of the original and very carefully executed, with the advice of a professional heritage architect.

10.10 Conservation Manual

The above material guidelines are general, but more detailed technical information is needed. It is recommended that over the first 5 to ten 10 year period of the district a Conservation Manual be developed with more detailed information on best practices for conservation of the heritage fabric in the district.

11.0 Administration of the District

11.1 Municipal Policy

For the implementation of the Harbord Village Phase I Heritage Conservation District, City Council may consider the following actions:

The Harbord Village Phase I Heritage Conservation District with boundaries as illustrated in this report, be designated as a Heritage Conservation District under Part V of the Ontario Heritage Act.

All individual properties within the District be added to the City of Toronto’s Inventory of Heritage Properties as properties designated under Part V of the Ontario Heritage Act; and that the evaluations of the individual buildings included in this report be adopted.

Section 42 of the *Ontario Heritage Act* (Revised by Bill 60) states that:

“No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

- 1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.*
- 2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure.”*

The City of Toronto has adopted a streamlined process for the issuance of permits in Heritage Conservation Districts through a delegation by-law. The following is a brief description of the process, and is based on the standard procedures adopted for other districts within Toronto.

11.2 When No Heritage Permit is Required

Through the delegation by-law, (By-law 1005-2001) Council has determined that no permit is required for:

- an alteration that is not visible from the street,
- exterior painting of wood, stucco or metal finishes,
- repair, using the same materials, of existing exterior features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations and decorative wood, metal, stone or terra cotta,
- installation of eavestroughs,
- weatherproofing, including installations of removable storm windows and doors, caulking and weather-stripping, and
- installation of exterior lights.

Although a permit is not required in the above instances, property owners and residents are encouraged to conform to the spirit and intent of the Heritage Character Statement and District Guidelines.

In Heritage Conservation Districts, City Council's delegation by-law also authorizes staff to issue permits when the proposed work is compatible with the Guidelines. The proposed work can involve construction of a building or structure or alteration to the exterior of a building or structure.

Permit applicants are encouraged to meet with Heritage Preservation Services staff regarding proposed work. These meetings will help City staff to understand the proposal and the degree to which it responds to the Guidelines.

For any work requiring the issuance of a Building Permit, heritage approval will be required but the Building Permit, when issued, is deemed to include the Heritage Permit and no separate or additional permit will be required.

Should an alteration not require a Building Permit but relate to a matter not exempted from the requirement of a Heritage Permit as described above, a separate Heritage Permit may be issued by City staff. These Heritage Permits are for alterations visible from the street including matters such as: new aerials, antennas, skylights, vents, exterior air conditioning unit, masonry cleaning or painting, and replacement of existing architectural features, such as windows.

Although Council has delegated this authority to staff, it can nevertheless decide that it, rather than staff, will consider any given application.

11.3 When City Council issues Heritage Permits

When an application does not, in view of City staff, comply with the District Guidelines or when it involves the demolition of a structure in the Heritage Conservation District, City Council will decide the application. In making its decision, Council will be provided with the advice of City staff.

11.4 Appealing City Council's Decision

The Ontario Heritage Act provides an appeal process. The applicant for a Heritage Permit may appeal the decision of Council on alterations, new construction, or demolition to the Ontario Municipal Board.

11.5 Heritage Permit Application Content

Applications that are not part of the building permit process must contain the following information:

- address of the property,
- name and address of the property owner,
- a signed statement by the owner authorizing the application,
- description of the proposed work, including all of the following;
 1. a site plan/sketch showing the location of the proposed work,
 2. drawings of the proposed work showing materials, dimensions and extent of the work to be undertaken,
 3. any written specifications or documentation for the proposed work,
 4. photographs showing the existing building condition where the work is to take place, and
 5. any research or documentation in support of the proposal including archival photographs of the property, pictures or plans of similarly styled buildings in the community.

11.6 Heritage Conservation District Advisory Committee

Harbord Village Residents Association has established a Heritage District Committee to liaise with City staff and the heritage architect through the study process. The committee will become the Heritage District Advisory Committee, whose role will be to provide comment to City staff in reviewing applications for Heritage Permits, in the district. The committee will also be the point of contact in the community for residents wishing to expand the district.

12.0 Community Research Team

Richard Longley, Chair

Sue Dexter

Zahava Lambert

Rolfe Morrison

Julian Kitchen

13.0 Bibliography

BOOKS

- Adam, Mercer, G. *Toronto Old and New*, 1891, Toronto, Reissued by Coles, 1972
- Arthur, Eric, revised by Stephen Otto, *Toronto No Mean City*, University of Toronto Press, 3rd edition, 2003
- Commemorative Biographical Record of Toronto and the Country of York*, Beers & Co., Toronto, 1909
- Industries of Canada: Historical and Commercial Sketches of Toronto and Environs*, Bixby & Co., Toronto, 1888
- Cochrane, Jean, with photographs by Vincenzo Pietropaolo, *Kensington*, The Boston Mills Press, 2000
- de Volpi, Charles P., *Toronto, A Pictorial Record, 1813-1882*, Dev-Sco Publications Ltd., 1965
- Cruikshank, Tom and John de Visser, *Old Toronto Houses*, Firefly Books, 2003
- Gagan, Paul, *The Denison Family of Toronto*, University of Toronto Press, 1973
- History of Toronto and the County of York Ontario*, C, Blackett Robinson, 1885
- Lundell, Liz, *The Estates of Old Toronto*, Boston Mills Press, 1997
- McHugh, Patricia, *Toronto Architecture, A City Guide*, Mercury Books, 1985
- Moss, Roger P, and Winkler, Gail Caskey, *Victorian Exterior Decoration*, Henry Holt and Co, 1987
- Speisman, Stephen A., *The Jews of Toronto A History to 1937*, McLelland and Stewart, 1979
- Thompson, Austin Seton, *Spadina A Story of Old Toronto*, The Boston Mills Press, 1975, second edition 2000

OTHER SOURCES

- Plans of Subdivision, Toronto Registry Office
- Toronto City Archives – Assessment Rolls, Building Permit Records, Photo Collections
- York Pioneer and Historical Society Reports, 1910
- Map Collection, Toronto Public Library
- Might's City Directories, various years

A-1 Appendix

A-1 BUILDINGS AND PLACES OF RESIDENCE OF C.R.S. DINNICK

From Mights City Directories

- 1888 Dinnick lived at 88 Brunswick (now demolished)
- 1889 240 St. George listed as home of CRS Dinnick
- 1890 lived at 156 St. George Street
- 1888 listed as owner of 72 Brunswick Avenue
- 1889 listed as owner of 88 Brunswick Avenue
- 1895 listed as owner of 59 Brunswick Ave
- 1902 lived at 37 Admiral Road
- 1931 listed at 72 Kendall Avenue, where he died

From Building Permit Records

- 1882 pair semis at Dundas and McCaul
- 1882 2 storey brick at on McCaul
- 1883 2 pr. 2 story Semi on McCaul
- 1885 houses on Henry Street-47-65?
- 1885 2 storey detached, Henry Street 67
- 1886 Five pairs of semis on Brunswick
- 1886 2 storey brick, s.s. Cecil near Beverly
- 1886 2 pairs of semis on west side of Brunswick
- 1886 3 pairs of semis on Sullivan Street, 24-26, 28-30, 32-34
- 1887 houses on Denison Square
- 1887 Dinnick Block, corner Crawford and Queen
- 1888 2 pair brick, east side Borden near College



Willcocks Street – 1914
Photo from City of Toronto Archives