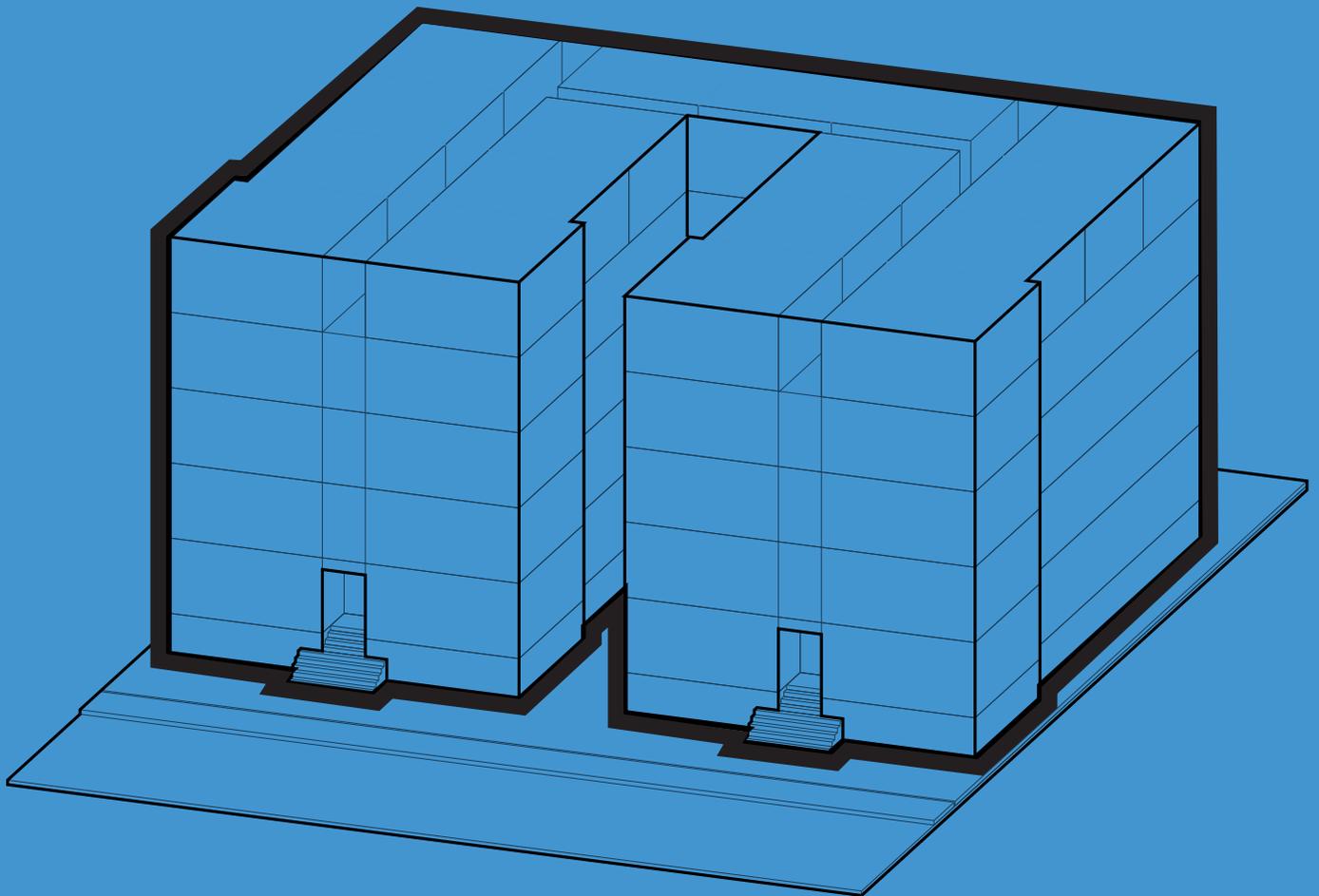


# Toronto Building Typology Study:

Church-Wellesley Village  
The Pre-War Apartment Building



ERA



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# 1 Introduction

## **WHY STUDY BUILDING TYPOLOGIES?**

Toronto is made up of a fascinating mix of buildings – in their form, style, use and adaptation over the years. Since Toronto’s emergence as an urban place, successive waves of development, informed by social trends, public policy and market forces have brought distinct building types to the city.

As ERA Architects Inc. (ERA) investigates the history and culture of urban and rural places across Canada, we feel that it is important to understand buildings within their historical context – how did these buildings come to be? What were the forces at play in their eras of development? Why did these particular forms emerge in these areas of the city, and what were the key considerations that informed their design?

ERA believes that buildings are more than just a collection of stylistic elements. While some may be stylistically exceptional, buildings can more often serve as resources to help us understand the complexities of development patterns and the forces behind them at any given time.

It is our hope that with a deeper understanding of the many building typologies across the city, we can continue to participate in informed conversations about cultural heritage value, and advance discussions around adaptability, conservation and interpretation.

Further, by studying and learning from the past, we can work together to allow for the emergence of contemporary building typologies that reflect the confluence of social, market and policy forces that are shaping our society today.

## **WHAT IS A TYPOLOGY STUDY?**

A typology study situates any given building type amidst the social, market and policy forces that led to its emergence, and then identifies the representative physical elements of that building type. The representative elements of the type are understood to be consequences of the social, market and policy context that fostered the type itself.

Some examples of building types include:

- the single-detached house
- the high-rise office building
- places of worship

While most buildings are “representative” examples of their type (e.g. most single-detached houses conform to the standard shape, height range, and general lot layout of a single-detached house in Toronto), we believe that a more nuanced understanding of the context that fostered each type, and the way the type manifests today, can offer greater perspective on conservation options and strategies moving forward.

A typology study begins by telling the story of the type’s emergence, and identifying the particular forces and factors that fostered its proliferation.

Some typology studies are city-wide, while others are based in particular high-concentration areas, or areas that are otherwise relevant. The typology study presents the study area, and identifies each property that was inventoried for the study’s purposes.

The study inventory is used to understand the trajectories of the type’s development. Does the building form or style evolve throughout the type’s period of development? Are there peaks and valleys throughout the period? A large sample is chosen in order to begin to identify these trends.

The study’s central resource is its analysis of the representative elements of the building type. The inventoried properties are studied for their overwhelming trends in building form, orientation, lot layout and others, and a general understanding of the elements of the type emerges. This section provides an understanding that allows the building typology study to serve as a supplemental resource to Ontario Regulation 9/06. These key elements are physical components of properties that may be considered valuable and worthy of conservation.

## **TYPOLGY STUDY: THE PRE-WAR APARTMENT BUILDING IN THE CHURCH-WELLESLEY VILLAGE**

This typology study addresses the pre-WWII (“pre-war”) apartment building. The study is centred on the Church-Wellesley Village, which offers a particularly high concentration of this type.

38 properties were selected and inventoried between Bloor Street to the north, Sherbourne Street to the east, Carlton Street to the south, and just west of Yonge Street. The properties are identified in Chapter 3 (Study Area), and are inventoried in further detail in the Appendix.

## 2 Historical Context

### THE EMERGENCE OF TORONTO'S APARTMENT BUILDINGS

In 1899, Toronto's first apartment building permit was issued. The introduction of the form followed European cities that had adopted apartment living half a century earlier, and more recently, North American cities like New York, Chicago and Montreal.

By 1907, eight apartment buildings had been constructed. From there Toronto experienced a steady increase in this new residential building form, culminating in an explosion of apartment development in 1911-1912. Apartment buildings were becoming particularly desirable due to several changing factors in North American cities.

#### Immigration, Urbanization, and the Expansion of the White-Collar Workforce

Between 1901 and 1921, Toronto's population doubled, growing from 208,000 to 522,000. This growth was due both to European immigration and migration from more rural parts of Canada.

Meanwhile, the corporate world was experiencing structural change that had begun in the late 1800s involving the expansion of the managerial sector. With more managers came increased clerical work, and new middle-class professional jobs emerged. These jobs were well-suited to young people early in their careers, a demographic which for the first time included both men and women.

#### Changing Land Values in Downtown Toronto

Land values were concurrently experiencing an increase in Toronto. The previous half-century had seen the subdivision of large park lots, and their development with often elite residential housing. By the 1880s, the neighbourhoods just northeast of Toronto's business district boasted elite single-family homes for families like the Gooderhams and the Masseys, and land values in the area reflected demand.

These high land values led to an increase in speculative investment: it became profitable to accumulate land without developing it to avoid incurring higher tax rates. When owners eventually did develop, multi-unit residential buildings were preferable to single-family houses because they yielded the income required to offset property taxes.

#### Apartments in the Church-Wellesley Village

The neighbourhood south of Bloor and generally east of Yonge saw an influx of apartment buildings from the start. The neighbourhood was located right on the edge of the expanding downtown core, and became a convenient location for apartment buildings geared toward middle-class workers.

As the middle-class moved in, Toronto's elite moved out to new suburban communities like Rosedale, the Annex and Forest Hill. The character along the north end of streets like Church, Jarvis and Sherbourne changed rapidly, with former mansions converted to apartment buildings (a unique typology not addressed in this study), and new apartment buildings constructed. By 1912, there was a clear concentration of apartment buildings in the Church-Wellesley Village.



*A house conversion and large rear apartment addition at Linden and Huntley Streets (Toronto Archives, 1972).*

### The Opposition to Apartment Development

Toronto's pre-WWII apartment development never rivalled cities like New York, Chicago and Montreal, primarily due to its identity as a "city of houses", and as "Toronto the Good". Social reformers spoke out against the perceived unsanitary conditions in apartment buildings, which they saw as akin to tenements: small units with limited light that would stunt children's growth. Others were concerned about the immorality of young, single men and women living independently in the same buildings.

While some may have been concerned about the social impact on apartment building residents, others were concerned about impact on their own property values if tenement-style, co-ed buildings were to be built nearby. (It should be noted that the vast majority of new developments were not tenements, but full-service apartment units intended for individual or single-family tenants. Opponents, however, were eager to conflate the two.)

In 1912, City Council passed a law banning apartment construction on any non-commercial street. Developers skirted these laws by constructing on corner sites 'fronting' onto commercial streets, and

then used the precedent apartment frontages on their residential cross-streets to encroach further into neighbourhoods.

The City frequently provided exemptions as well, particularly in areas like the Church-Wellesley Village that were adjacent to downtown; opponents either considered these neighbourhoods sufficiently far away from wealthier suburbs that the impact of apartments would be minimal, or felt that in those areas, morality, health and safety were lost causes.

### The Road Toward Modernity

Apartment building construction experienced a decline in Toronto after 1914, due to both the apartment ban and the First World War. In the 1920s, construction resurged, and it became clear that the city had accepted the form. A second apartment building boom peaked in 1928, and then sharply declined with the start of the Great Depression. In 1932, no new building permits were issued.

The industry would begin to recover at the approach to WWII, but the buildings that emerged thereafter were truly modern, uninhibited by the styles and scales intended to make them palatable in Toronto.



*Both of these photos show Wellesley Street looking east from Sherbourne, with the Ernescliffe Apartments to the right. Prior to its widening in 1948, Wellesley was a lower-order residential street east of Sherbourne, as seen in the photo to the left. Despite this, the three tall Ernescliffe Apartment buildings were permitted to be built in 1914-16. They were exempt from the apartment prohibition on residential streets likely due to the neighbourhood's proximity to downtown. (City of Toronto Archives, 1948)*

## FACTORS THAT SHAPED TORONTO'S PRE-WAR APARTMENT BUILDINGS

The building type and aesthetic character of pre-war apartment buildings in the Church-Wellesley neighbourhood was shaped by a number of social and economic factors:

### 1. Young Professionals in Search of Housing

The independence and income offered by the increase in white-collar positions introduced a new market for residential developers. Young, single middle-class professionals with some disposable income wanted to live near the downtown core, for proximity not only to their office jobs but also to a growing leisure sector, featuring restaurants, theatres and dance halls.

Buildings were developed predominantly to suit this demographic. They were full-apartment units, sometimes with additional services integrated into the building to supplement a lack of servants or homemakers, like laundry for a fee, or restaurants and other food services.

### 2. The For-Profit Land Development Industry

The increase in land values and growing market for small residential units provided land developers with new opportunities for profit. They were able to maximize income through multiple units, although they were inhibited in height by the era's technologies (steel frame proliferation in the post-war period would allow for much higher buildings). They maximized their floorplates, building as close to property lines as was permitted. They used the technology available to them, but remained conscious of cost as the new apartment building industry emerged.

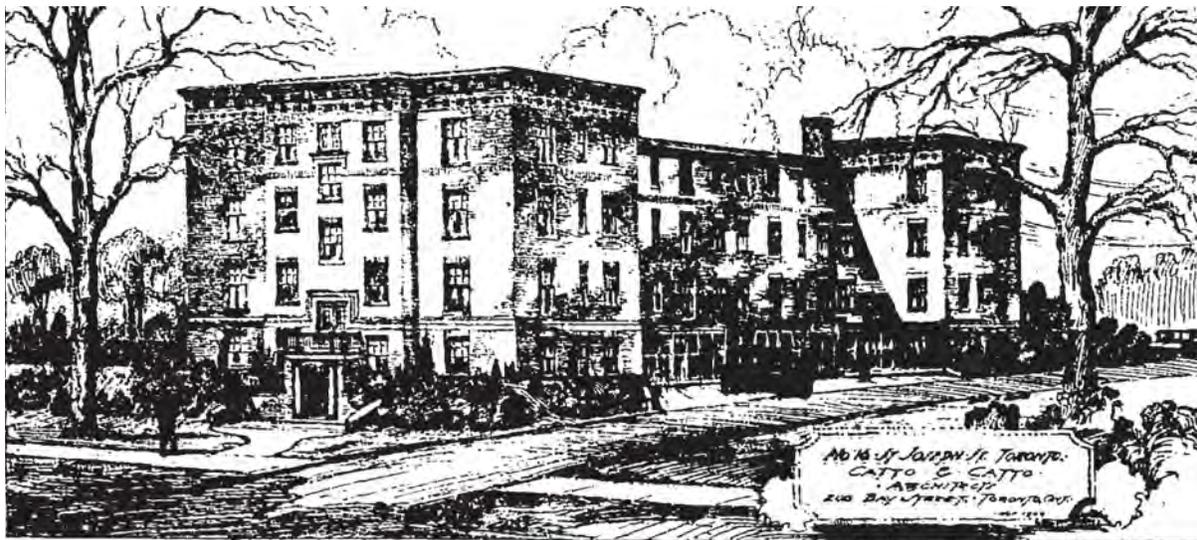


*A promotional image for the since-demolished Allan Gardens Apartments at the north end of the park, 1914 (from Dennis's 'Apartment Housing in Canadian Cities, 1900-40').*

### 3. Toronto's Anti-Apartment-Building Culture

Apartment developers employed several strategies to make their buildings more palatable and mitigate the opposition they faced in Toronto. Building forms were always shaped by the need to provide light and ventilation to all units, mitigating the unease and comparison to tenements like those in New York City. Developers attempted to fit into the “city of houses” through house-scale construction on residential streets, techniques to minimize the appearance of height, and familiar architectural styles, with details like bay windows and balconies.

They chose building names that evoked British royalty (the Royal George, St. Charles Court), a certain level of class (the Gloucester Mansions), and even American symbols of modernity (the Manhattan, the Biltmore, Coral Gables).



*An architect's sketch of the St. Joseph Court apartment buildings at 16 St. Joseph Street (Toronto Star, 1926).*

# 3 Study Area

## BOUNDARIES

The apartment buildings featured in this report fall within a study area that spans from Bloor Street (north) to Carlton Street (south), from Sherbourne Street (east) to just west of Yonge Street (west).

## METHODOLOGY

The study area was chosen primarily due to the high concentration of pre-WWII apartment buildings still standing in the area.

This study area represents only a sampling of Toronto's pre-war apartment buildings; there are similarly good examples of pre-war apartment buildings just outside boundaries and beyond.

## CONTEXTUAL GROUPINGS

While the study area features a high concentration of pre-war apartment buildings in general, there are particular identifiable groupings or corridors, where the experience of moving through those spaces is directly shaped by a built environment characterized by pre-war apartment buildings. In other words, in those pockets, they offer contextual value.

The groupings are outlined in dashed red on the map: Maitland Street; the intersection of Huntley Street and Earl Place; and Church Street between Gloucester and Isabella, where multiple corners feature pre-war apartment buildings.

It is important to note that the Church Street cluster does not extend beyond the corner lots onto the side streets, as apartment buildings like The Merlan (Isabella just east of Church), the Dundonald Arms (Dundonald just west of Church) and 64 Wellesley St. E. (Wellesley just west of Church) are not as visible from Church Street, and do not contribute to the experience of walking up or down Church Street in the same way.

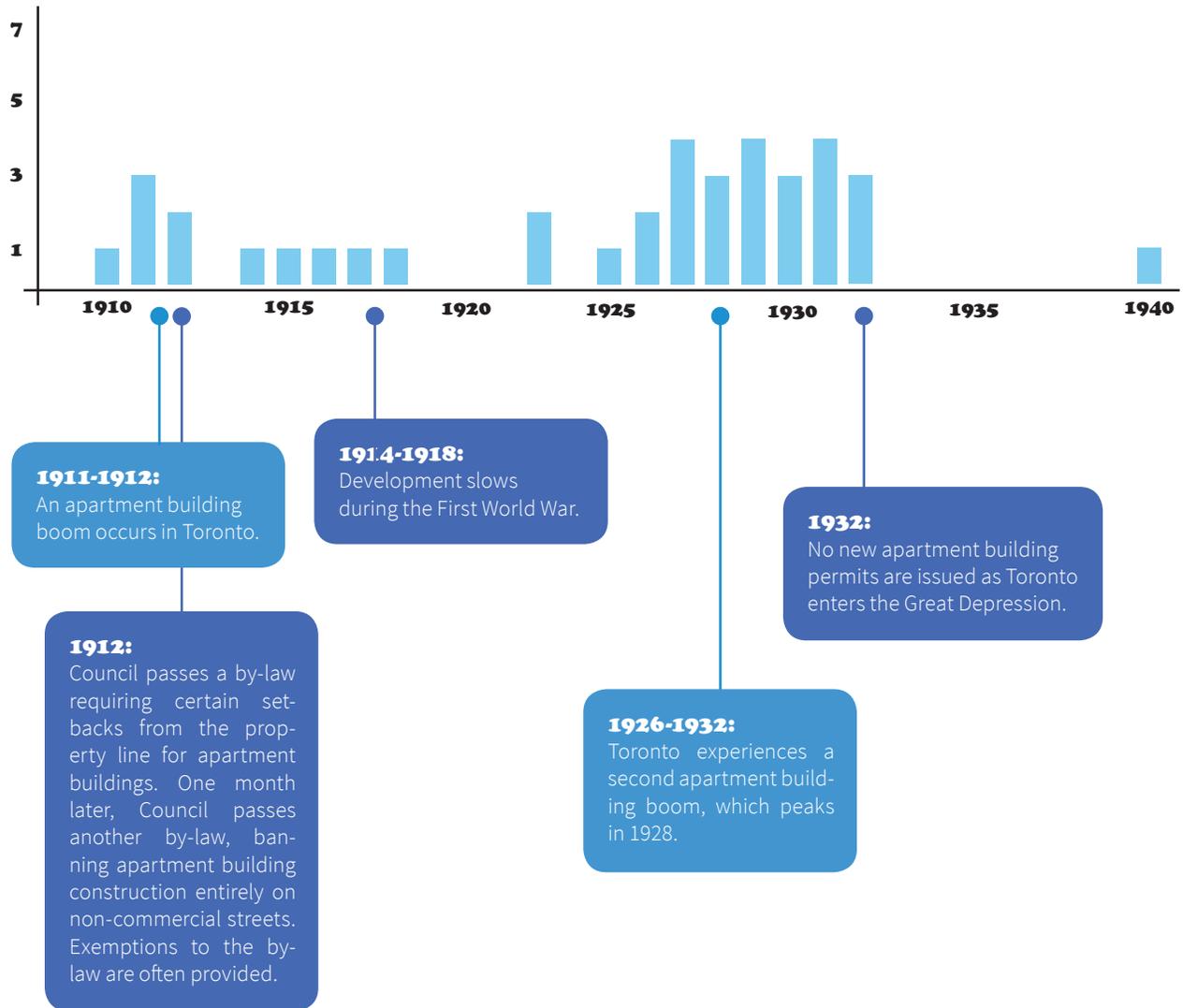


# 4 Eras, Forms & Styles

## DEVELOPMENT ERAS

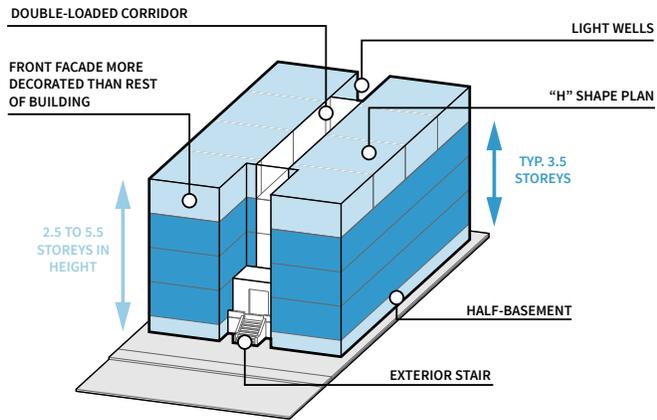
### APARTMENT DEVELOPMENT IN STUDY AREA

\*includes only buildings that remain in the study area as of February 2018

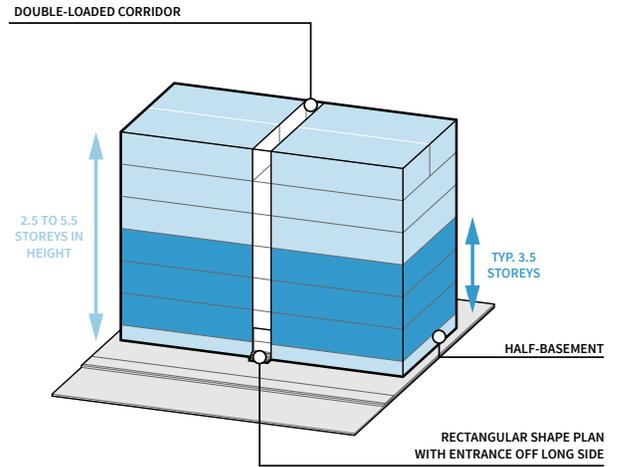


# FORMS

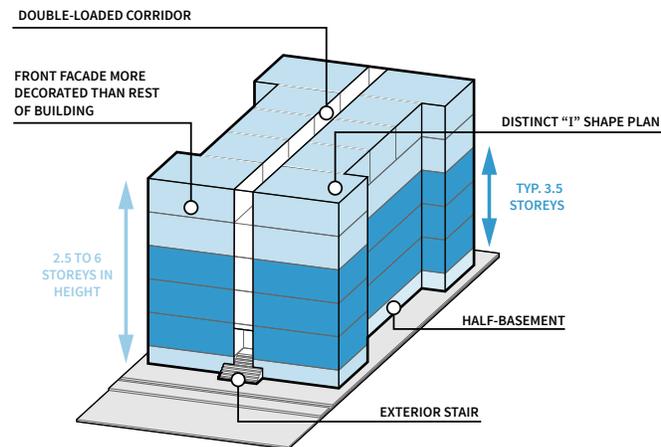
## THE "H" PLAN



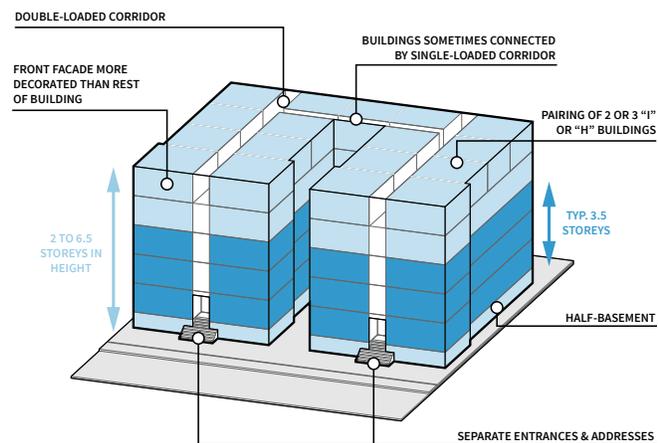
## THE RECTANGULAR PLAN



## THE "I" OR "T" PLAN



## VARIANT: GROUPED



# STYLES

## EDWARDIAN



## CRAFTSMAN



## TUDOR REVIVAL



## GEORGIAN REVIVAL



## MEDITERRANEAN REVIVAL



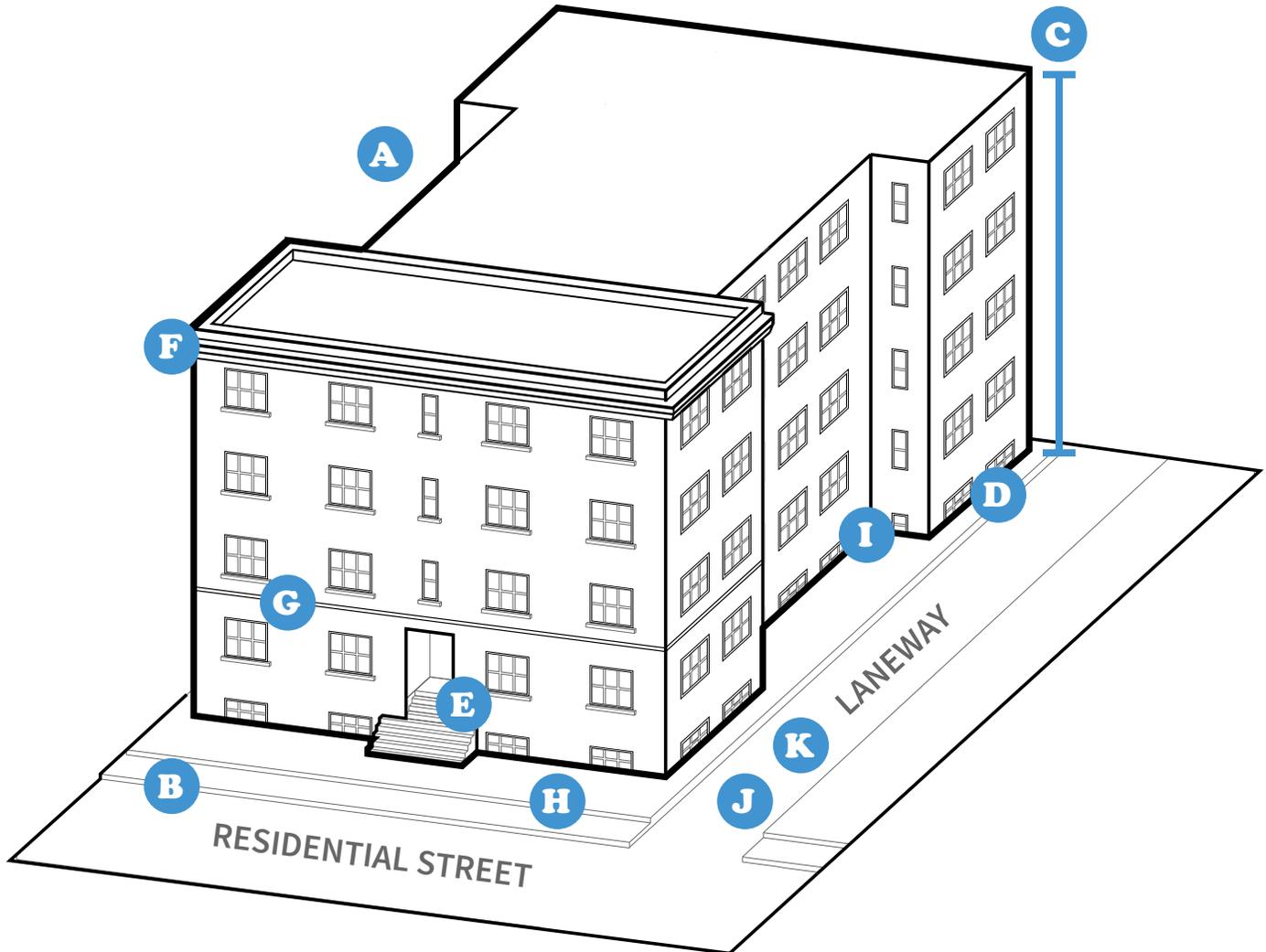
## ART DECO



## ART MODERNE



# 5 Representative Elements



**A 5+ RESIDENTIAL UNITS**

**B LOCATION ON A RESIDENTIAL STREET**

**C UP TO 4 STOREY HEIGHTS**

**D BASEMENT UNITS**

**E NO ELEVATORS**

**F ROOF TREATMENT**

**G STREET-FACING ARTICULATION**

**H MAXIMIZED LOT COVERAGE**

**I LIGHT WELLS & COURTYARDS**

**J LANEWAYS**

**K NO INTEGRATED PARKING**

## **A** 5+ RESIDENTIAL UNITS

---

**100%** of buildings feature more than four residential units. They are apartment buildings, rather than duplexes, triplexes or fourplexes.

### **WHY?**

Developers looked to create as many income-generating units as possible on formerly single-unit properties.

## **B** LOCATION ON A RESIDENTIAL STREET

---

**Over 80%** of buildings enter off of streets that are low-order residential in nature (or were low-order residential at the time of the building's construction).

### **WHY?**

It was considered desirable to live on residential streets in the “city of houses”. It is also possible that several main-street-fronting buildings in the study area have since been demolished, as these streets are more likely to have been redeveloped in the last half century.

### **VARIATION**

**10.5%** of buildings sit on corner lots where they front onto both residential and main streets.

## **C** UP TO 4 STOREY HEIGHTS

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**Over 80%** of buildings are between 2 and 4 storeys in height.

### **WHY?**

Low-rise, or neighbourhood scale, construction could mitigate the impact of multi-unit buildings in the “city of houses”.

### **VARIATION**

**18.5%** of buildings are between 5 and 6 storeys. A few were built in the 1910s, when Toronto's low-rise apartment character may not yet have been clearly defined. The others were built in the early 1930s, once the concept of apartment buildings was more palatable.

## **D** BASEMENT UNITS

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**Over 60%** of buildings feature a full storey of units partially below grade, at a basement level.

### **WHY?**

Basement units enabled developers to maximize the number of income-generating units while maintaining lower-scale buildings in the “city of houses”.

## **E** NO ELEVATORS

---

76.3% of buildings do not include elevators.

### **WHY?**

Despite the existence of elevator technology in the early 1900s, it was likely still expensive at the time to install an elevator where one was not necessary.

### **VARIATION**

There are elevators in all buildings between 5 and 6 storeys, and in **50%** of all 4-storey buildings.

## **F** ROOF TREATMENT

---

89.5% of buildings feature a horizontally-focused roof treatment as an element of the building's aesthetic design.

### **WHY?**

Horizontally-focused architectural detail helped to minimize the appearance of height in the “city of houses”, and an ornamental roof topping drew a relationship between the architecture of apartment buildings and houses, reducing their essentially boxy nature.

### **VARIATION**

This could manifest through heavy cornices and sometimes dentils, ornamental parapets, and even through pitched roofs that were styled like houses.

## **G** STREET-FACING ARTICULATION

---

On **80%** of buildings, detailing and ornamentation only occurs on the building facades visible from the public realm.

### **WHY?**

Architectural detailing helped to relate apartment buildings to house styles in the “city of houses”, but developers could save money by only including ornamentation on street-facing facades.

### **VARIATION**

Street-facing articulation could be as intensive as bay windows and balconies (Edwardian), or as simple as belt courses (Revival styles) or doorway detailing (Art Deco and earlier), but regardless, developers would invest the money and effort only where necessary.

## **H** MAXIMIZED LOT COVERAGE

---

**100%** of buildings cover the majority of the lot, often up to the lot line, but sometimes set slightly back with a small green space between the building and the street.

### **WHY?**

Due to the need to maintain low heights to fit in with the “city of houses”, developers would attempt to maximize the number of income-generating units within the storeys available.

## **I** LIGHT WELLS & COURTYARDS

---

**Over 80%** of buildings were designed with light wells or courtyards (H or I/T Plan forms).

### **WHY?**

The integration of light wells or courtyards provided the property-line setbacks and spaces required to provide light and ventilation to apartments while maximizing the number of income-generating units on site. Appropriate light and ventilation were required to offset health and safety concerns about tenement-style living.

### **VARIATION**

H-Plan buildings generally provide light and ventilation through courtyards, while I-Plan buildings step back from the side lot lines to provide space between apartment units and adjacent buildings.

## **J** LANEWAYS

---

**Over 70%** of properties are either adjacent to a public laneway, or incorporate a laneway on the property at the side/rear of the lot.

### **WHY?**

Servicing was conducted above ground in the pre-war period. The expense to build below ground was reserved for income-generating basement units.

## **K** NO INTEGRATED PARKING

---

**0%** of buildings were constructed with resident parking integrated into the building or on the lot.

### **WHY?**

The middle-class clientele for whom these buildings were generally designed did not own cars en masse. Cars would proliferate among the middle class only in the post-war period.

# 6 Conclusion

In the pre-war era, the development of apartment buildings proliferated in the Church-Wellesley area. These buildings often replaced single-family houses, located predominately on residential streets. There are eleven key elements of the type, including:

- 5+ Residential Units
- Located on Residential Streets
- Up to 4 Storey Heights
- Basement Units
- No Elevators
- Roof Treatment
- Street-Facing Articulation
- Maximized Lot Coverage
- Light Wells & Courtyards
- Laneways
- No Integrated Parking

While many pre-war apartment buildings still exist, the Church-Wellesley Village continues to evolve with the introduction of new residential and commercial buildings, construction standards, technologies, and shifting market demands.

As in years past, some of the Village's pre-war apartment buildings will be replaced by contemporary types, while some will and should be conserved. At this time, only half of the pre-war apartment buildings in the study area are subject to heritage protection. Local community members should be engaged in discussions on the value not only of each of these sites, but of the greater importance of this building type in their evolving neighbourhood.

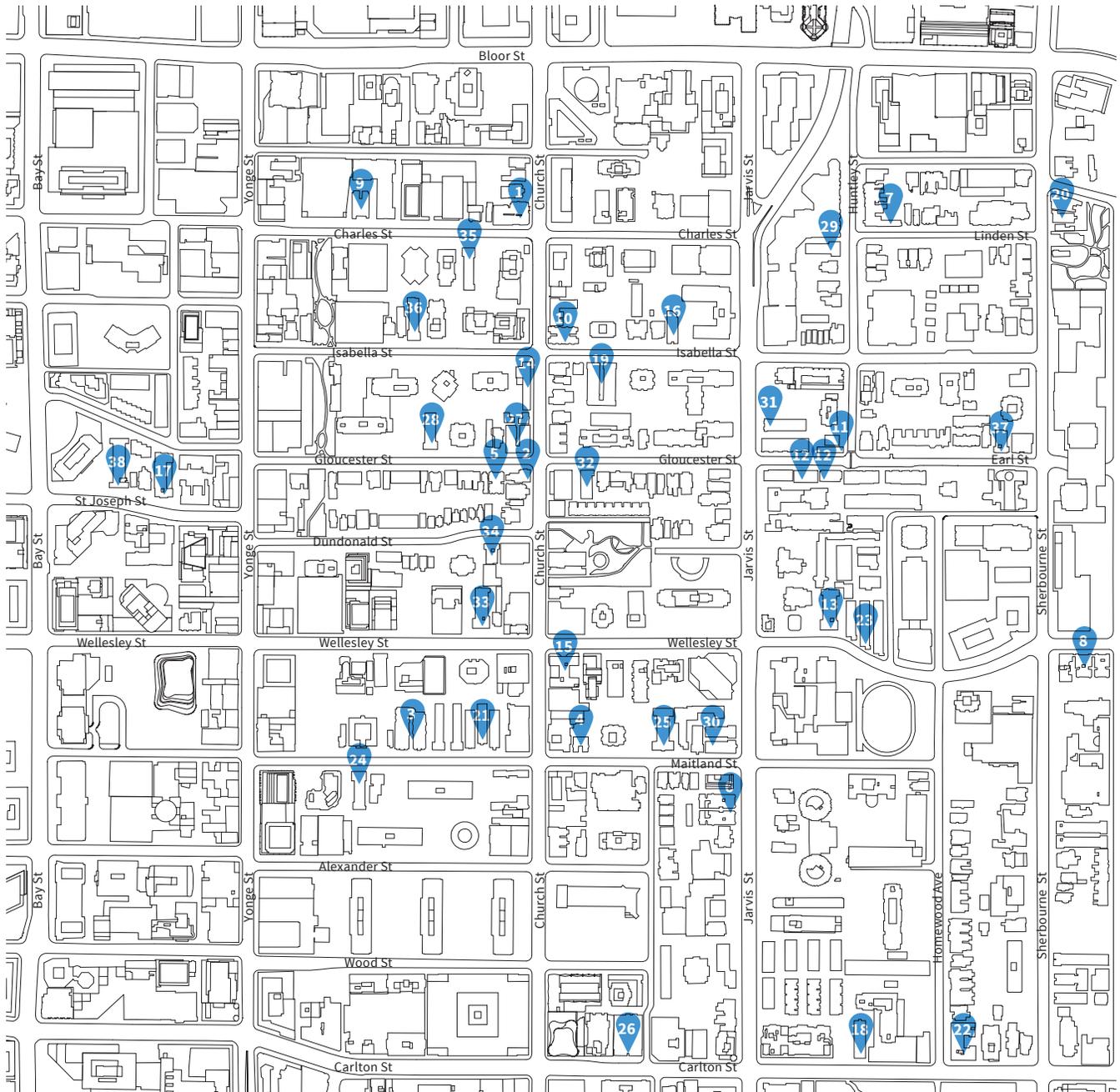
It is our hope that this Typology Study can be used to impart lessons on the pre-war apartment building and its role in the provision of multi-unit housing and intensification in the Church-Wellesley Village. Moving forward, we hope that this Typology Study will provide a more nuanced understanding to inform future design and development as the area's context and character continues to evolve.

# 7 Appendix A: Inventory Chart

#	NAME	ADDRESS	YEAR BUILT	ORIG. CONSTRUCTION		PLAN			GROUPED		SERVICE LANEWAY	CORNER SITE	STREET HIERARCHY		
				ADAPTIVE REUSE	NEW BUILD	H	R	I	2	3			ENTRANCE ON RES. STREET	BOTH	ENTR. ON ORIG. MIXED-USE / ARTERIAL STREET
1	The Manhattan	628-632 Church St. / 70 Charles St. E.	1909-11												
2	Gloucester Mansions	71 Gloucester St. / 596 Church St.	1910												
3	The Maitlands	36-42 Maitland St.	1911												
4	The Royal George	82-84 Maitland St.	1911												
5	Gloucester Mansions	67 Gloucester St.	1912												
6	Wellsboro Mansions	412-414 Jarvis St.	1912												
7	Huntley Apartments	2 Linden St.	1914												
8	Ernescliffe Apartments	477 Sherbourne St. / 195-97 Wellesley St. E.	1914-16												
9	St. Charles Court	30 Charles St. E.	1914-15												
10	Aughisto Apartments	72 Isabella St.	1917												
11	The Earl	2 Huntley St.	1918												
12	The Merrill Mansions	125-135 Earl Pl.	1920-23												
13		110 Wellesley St. E.	1923												
14	Churchill Apartments	608 Church Street	1925												
15	77 Wellesley	77 Wellesley St. E. / 501 Church St.	1926												
16	Isabella Arms	96 Isabella St.	1926												
17	St. Joseph Court	16 St. Joseph St. / 21 Irwin Ave.	1926-27												
18	LaVerne Apartments	134 Carlton St.	1927												
19	The Merlan	81-83 Isabella St.	1927												
20	Sherbourne Apartments	595 Sherbourne St.	1927												
21	Commodor Apartments	54-58 Maitland St.	1928												
22	The Shelldrake	1 Homewood Ave.	1928												
23	Coral Gables	138-142 Wellesley St. E.	1928												
24	Biltmore Apartments	33 Maitland St.	1929												
25	Crystal Gardens	110 Maitland St.	1929												
26		92 Carlton St.	1929								(context unclear)				
27	Kingsdale Apartments	70 Gloucester St.	1929												
28	Trevone Apartments	50 Gloucester St.	1930												
29	Hawthorne Apartments	44 Huntley St.	1930												
30	Jarvis Court	120 Maitland St. / 432-438 Jarvis St.	1930												
31	Fort Garry Apartments	561 Jarvis St.	1931												
32		83 Gloucester St.	1931												
33	Sixty-Four Wellesley	64 Wellesley St. E.	1931												
34	Dundonald Arms	49 Dundonald St.	1931												
35	Star Mansions	61-63 Charles St. E.	1931-32												
36	The Brownley	40-42 Isabella St.	1931-32												
37	The Earl	40 Earl St.	1932												
38	The Cloverhill	26 St. Joseph St.	1939-40												
<b>STATISTICS</b>				2.6%	97.4%	21.1%	10.5%	60.5%	10.5%	10.8%	73.7%	31.6%	71.1%	10.5%	18.4%

#	NAME	HEIGHT								BSMT UNITS	ROOF TREATMENT			CHANGE IN ARTICUL. BTWN STREET-FACING + OTHER FACADES	ELEVATOR	INDIV. HER. STATUS		ERAS
		2 + B	3	3 + B	4	4 + B	5	5 + B	6		PROMINENT CORNICE	PITCHED ROOF	PARAPET			LISTED	DESIG.	
1	The Manhattan	■								■	■		■	n/a				1905-09
2	Gloucester Mansions		■							■	■		■					1910-14
3	The Maitlands				■					■	■		■					
4	The Royal George			■						■	■		■					
5	Gloucester Mansions			■						■	■		■					
6	Wellsboro Mansions							■		■	■		■					
7	Huntley Apartments	■								■	■		■					
8	Ernescliffe Apartments									■	■		■			(Part V)		
9	St. Charles Court				■					■	■		■					
10	Aughisto Apartments				■					■	■		■					
11	The Earl				■					■	■		■					
12	The Merrill Mansions				■					■			■					1920-24
13													■					
14	Churchill Apartments				■								■					1925-29
15	77 Wellesley				■								■					
16	Isabella Arms				■								■					
17	St. Joseph Court				■						■		■					
18	LaVerne Apartments				■					■			■					
19	The Merlan	■								■	■		■					
20	Sherbourne Apartments	■								■			■					
21	Commodor Apartments				■					■			■					
22	The Shel Drake				■								■					
23	Coral Gables	■								■			■					
24	Biltmore Apartments		■										■					
25	Crystal Gardens	■								■			■					
26			■										(unclear)					
27	Kingsdale Apartments	■								■	■		■					
28	Trevone Apartments	■								■			■					1930-34
29	Hawthorne Apartments	■								■			■					
30	Jarvis Court	■								■			■					
31	Fort Garry Apartments	■								■			■					
32			■										■					
33	Sixty-Four Wellesley							■		■			■					
34	Dundonald Arms							■		■			■					
35	Star Mansions		■										■					
36	The Brownley				■					■			■					
37	The Earl									■			■					
38	The Cloverhill												■					1935-40
		29%	13.2%	23.7%	15.8%	0%	7.9%	5.3%	5.3%	63.2%	31.6%	18.4%	52.6%	92.1%	23.7%	26%	10.5%	

# 8 Appendix B: Inventory Photos



1

## THE MANHATTAN



Address:	628-632 Church St / 70 Charles St E
Year Built:	1909-1911
Architect:	James Arthur Harvey
Style:	Edwardian
Form:	Anomaly due to adaptive reuse
Storeys:	2 + Basement
Siting:	Corner
Heritage Status:	Designated Part IV By-law 1025-2017, 1404-2017

2

## GLOUCESTER MANSIONS APARTMENTS



Address:	71 Gloucester St/ 596 Church St
Year Built:	1910
Architect:	Stanley Arnold P. Waggett
Style:	Edwardian
Form:	Anomaly due to adaptive reuse
Storeys:	3
Siting:	Corner
Heritage Status:	Designated Part IV By-law 492-2012

3

## THE MAITLANDS



Address:	36-42 Maitland St
Year Built:	1911
Architect:	Unknown
Style:	Edwardian
Form:	I-Plan (pair)
Storeys:	4
Siting:	Mid-Block
Heritage Status:	Listed

4

## THE ROYAL GEORGE APARTMENTS



Address:	82-84 Maitland St
Year Built:	1911
Architect:	Unknown
Style:	Edwardian
Form:	H-Plan
Storeys:	3 + Basement
Siting:	Mid-Block
Heritage Status:	None

5

**GLOUCESTER MANSIONS**

Address:	67 Gloucester St
Year Built:	1912
Architect:	James Michael Cowan
Style:	Edwardian
Form:	H-Plan
Storeys:	3 + Basement
Siting:	Mid-Block
Heritage Status:	Designated Part IV By-law 492-2012

6

**WELLESBORO MANSIONS**

Address:	412-414 Jarvis St
Year Built:	1912
Style:	Edwardian
Architect:	Redmond & Beggs Architects
Form:	H-Plan (pair
Storeys:	5
Siting:	Mid-Block
Heritage Status:	None

7

## HUNTLEY APARTMENTS



Address:	2 Linden St
Year Built:	1914
Architect:	Unknown
Style:	Edwardian
Form:	Rectangle
Storeys:	2 + Basement
Siting:	Corner
Heritage Status:	None

8

## ERNESCLIFFE APARTMENTS



Address:	477 Sherbourne St/ 195-197 Wellesley St E.
Year Built:	1914-1916
Architect:	Redmond & Beggs Architects
Style:	Edwardian
Form:	H-Plan and Rectangle (triple)
Storeys:	5 + Basement
Siting:	Corner
Heritage Status:	Listed and Designated Part IV

9

**ST. CHARLES COURT**

Address:	30 Charles St E.
Year Built:	1914-1915
Architect:	Joseph Hunt Stanford
Style:	Edwardian
Form:	H-Plan
Storeys:	3 + Basement
Siting:	Mid-Block
Heritage Status:	Designated Part IV By-law 90-1991

10

**AUGHISTO APARTMENTS**

Address:	72 Isabella St
Year Built:	1917
Architect:	Unknown
Style:	Edwardian
Form:	H-Plan
Storeys:	3 + Basement
Siting:	Corner
Heritage Status:	None

11

## THE EARL



Address:	2 Huntley St
Year Built:	1918
Architect:	Langley & Howland Architects
Style:	Edwardian
Form:	Rectangle
Storeys:	3 + Basement
Siting:	Corner
Heritage Status:	Listed

12

## THE MERRILL MANSIONS



Address:	125-135 Earl Pl.
Year Built:	1920-1923
Architect:	William George Hunt
Style:	Craftsman
Form:	Rectangle (pair)
Storeys:	3 + Basement
Siting:	Mid-Block
Heritage Status:	Listed



13

**110 WELLESLEY ST. E**

Address:	110 Wellesley St E.
Year Built:	1923
Architect:	Mathers & Haldenby Architects
Style:	Craftsman
Form:	I-Plan
Storeys:	6
Siting:	Mid-Block
Heritage Status:	Listed

14

**CHURCHILL APARTMENTS**

Address:	608 Church St
Year Built:	1925
Architect:	Neil G. Beggs
Style:	Revivals
Form:	I-Plan
Storeys:	4
Siting:	Corner
Heritage Status:	None

15

## 77 WELLESLEY ST. E



Address:	77 Wellesley St E.
Year Built:	1926
Architect:	Larremore V. V. Sweezy
Style:	Revivals
Form:	H-Plan
Storeys:	4
Siting:	Corner
Heritage Status:	None

16

## ISABELLA ARMS APARTMENTS



Address:	96 Isabella St
Year Built:	1926
Architect:	Unknown
Style:	Revivals
Form:	I-Plan
Storeys:	4
Siting:	Mid-Block
Heritage Status:	None

17

**ST. JOSEPH COURT**

Address:	16 St Joseph St/ 21 Irwin Ave
Year Built:	1926-1927
Architect:	Catto & Catto Architects
Style:	Revivals
Form:	I-Plan
Storeys:	4
Siting:	Mid-Block
Heritage Status:	Listed

18

**LAVERNE APARTMENTS**

Address:	134 Carlton Ave
Year Built:	1927
Architect:	Lawrence C. M. Baldwin
Style:	Revivals
Form:	I-Plan
Storeys:	3 + Basement
Siting:	Mid-Block
Heritage Status:	None

19

**THE MERLAN**

Address:	81-83 Isabella St
Year Built:	1927
Architect:	Norman Alexander Armstrong
Style:	Revivals
Form:	I-Plan (pair)
Storeys:	2 + Basement
Siting:	Mid-Block
Heritage Status:	None

20

**SHERBOURNE APARTMENTS**

Address:	595 Sherbourne St
Year Built:	1927
Architect:	Unknown
Style:	Revivals
Form:	I-Plan
Storeys:	2 + Basement
Siting:	Mid-Block
Heritage Status:	None

21

## COMMODOR APARTMENTS



Address:	54-58 Maitland St
Year Built:	1928
Architect:	Unknown
Style:	Revivals
Form:	I-Plan (triple)
Storeys:	3 + Basement
Siting:	Mid-Block
Heritage Status:	None

22

## THE SHELDRAKE



Address:	1 Homewood Ave
Year Built:	1928
Architect:	Neil G. Beggs
Style:	Revivals
Form:	H-Plan
Storeys:	4
Siting:	Corner
Heritage Status:	None

23

**CORAL GABLES**

Address:	138-142 Wellesley St E.
Year Built:	1928
Architect:	George, Moorhouse & King Architects
Style:	Revivals
Form:	I-Plan (triple)
Storeys:	2 + Basement
Siting:	Corner
Heritage Status:	Listed

24

**BILTMORE APARTMENTS**

Address:	33 Maitland St
Year Built:	1929
Architect:	Herbert Charles Roberts
Style:	Revivals
Form:	I-Plan
Storeys:	3
Siting:	Mid-Block
Heritage Status:	None

25

**CRYSTAL GARDENS APARTMENTS**

Address:	110 Maitland St
Year Built:	1929
Architect:	Herbert Charles Roberts
Style:	Revivals
Form:	I-Plan
Storeys:	2 + Basement
Siting:	Mid-Block
Heritage Status:	None

26

**92 CARLTON ST.**

Address:	92 Carlton St
Year Built:	1929
Architect:	Unknown
Style:	Revivals
Form:	I-Plan (pair)
Storeys:	3
Siting:	Mid-Block
Heritage Status:	None

27

**KINGSDALE APARTMENTS**

Address:	70 Gloucester St
Year Built:	1929
Architect:	Unknown
Style:	Revivals
Form:	H-Plan
Storeys:	2 + Basement
Siting:	Corner
Heritage Status:	None

28

**TREVONE APARTMENTS**

Address:	50 Gloucester St
Year Built:	1930
Architect:	Unknown
Style:	Revivals
Form:	I-Plan
Storeys:	2 + Basement
Siting:	Mid-Block
Heritage Status:	None

29

## HAWTHORNE APARTMENTS



Address:	44 Huntley St
Year Built:	1930
Architect:	Unknown
Style:	Revivals
Form:	I-Plan
Storeys:	2 + Basement
Siting:	Mid-Block
Heritage Status:	None

30

## JARVIS COURT



Address:	120 Maitland St/ 432-438 Jarvis St
Year Built:	1930
Architect:	Unknown
Style:	Revivals
Form:	I-Plan (triple)
Storeys:	2 + Basement
Siting:	Corner
Heritage Status:	None

31

**FORT GARRY APARTMENTS**

Address:	561 Jarvis St
Year Built:	1931
Architect:	Unknown
Style:	Revivals
Form:	I-Plan
Storeys:	2 + Basement
Siting:	Mid-Block
Heritage Status:	None

32

**83 GLOUCESTER ST.**

Address:	83 Gloucester St
Year Built:	1931
Architect:	Unknown
Style:	Revivals
Form:	I-Plan
Storeys:	3
Siting:	Mid-Block
Heritage Status:	None

33

## SIXTY-FOUR WELLESLEY APARTMENTS



Address:	64 Wellesley St
Year Built:	1931
Architect:	James Ernest Harris Paisley
Style:	Revivals
Form:	I-Plan
Storeys:	5
Siting:	Mid-Block
Heritage Status:	None

34

## DUNDONALD ARMS APARTMENTS



Address:	49 Dundonald St
Year Built:	1931
Architect:	Unknown
Style:	Art Deco
Form:	I-Plan
Storeys:	5
Siting:	Mid-Block
Heritage Status:	None

35

## STAR MANSIONS APARTMENTS



Address:	61-63 Charles St E.
Year Built:	1931-1932
Architect:	Herbert Charles Roberts
Style:	Art Deco
Form:	I-Plan
Storeys:	3
Siting:	Mid-Block
Heritage Status:	None

36

## BROWNLEY APARTMENTS



Address:	40-42 Isabella St
Year Built:	1931-1932
Architect:	Unknown
Style:	Art Deco
Form:	I-Plan
Storeys:	3 + Basement
Siting:	Mid-Block
Heritage Status:	None

37

**THE EARL**

Address:	40 Earl St
Year Built:	1932
Architect:	Charles R. Avery
Style:	Art Deco
Form:	I-Plan
Storeys:	5 + Basement
Siting:	Mid-Block
Heritage Status:	None

38

**THE CLOVERHILL APARTMENTS**

Address:	26 St Joseph St
Year Built:	1939-1940
Architect:	John Gibb Morton
Style:	Art Deco/ Moderne
Form:	I-Plan
Storeys:	6
Siting:	Mid-Block
Heritage Status:	Listed

