

27 April 2020

Submitted To:

Heritage Preservation Services, City of Toronto
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**48 Harbord Street, Toronto and 54 Harbord Street, Toronto:
Request for Re-Examination and Heritage Property Nomination [Heritage
Preservation Services] Appendices**

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This document has 4 parts:

- Appendix A:** Supporting Text
- Appendix B:** Notable Former Occupants / Residents
- Appendix C:** Maps and Photographs
- Appendix D:** Sources

Please additionally refer to the Property Nomination (Heritage Preservation Services) forms submitted in the e-mail on 27 April 2020 with this document.

Appendix A - Supporting Text:

Located on the north side of Harbord Street between Huron Street and Spadina Avenue in Toronto (Ontario), 48 Harbord Street and 54 Harbord Street are part of a block of 19th century houses at 44 to 56 Harbord Street. Both 48 Harbord Street and 54 Harbord Street date to 1879 and represent some of the earliest developments on, earliest history of, and earliest uses of Harbord Street. These properties are of different architectural styles, though both are rare examples of 19th century residential architecture on Harbord Street east of Spadina Avenue. These 2 properties may

additionally have architectural interest due to interesting, intricate, and ornate architectural details (48 Harbord Street) and an infrequent and/or less commonly seen adaptation of the Ontario House (also referred to as Ontario Gothic Revival Cottage) architectural style (54 Harbord Street). Presently, these properties are under threat of demolition due to the construction of a 10-storey graduate student residence, although the date of demolition – and or whether a demolition permit has been applied for – is not publicly known to date (25-27 April 2020). A follow-up community consultation meeting was scheduled for 30 March 2020, though has been postponed due to COVID-19. I would like to advocate for and request that 48 Harbord Street, Toronto (1879) and 54 Harbord Street, Toronto (1879) be re-examined for heritage potential and designated under the Ontario Heritage Act. Of additional note is that other recent development projects on and/or adjacent to the University of Toronto’s Saint George Campus have adaptively re-used and/or incorporated pre-existing 19th century buildings into their design plans.

48 Harbord Street and 54 Harbord Street have gone through several address re-numberings since 1879. Note that only 50 Harbord Street separates the 2 properties and that 52 Harbord Street does not exist. A summary of these re-numberings is as follows:

Year(s)	48 Harbord Street	54 Harbord Street
1879	No address number listed.	No address number listed.
1880	No address number listed.	24 Harbord Street
1881 to 1889	20 Harbord Street	24 Harbord Street
1890 to 1912	30 Harbord Street	34 Harbord Street
1913 to 2020	48 Harbord Street	54 Harbord Street

Recollections of a Neighbourhood: Huron-Sussex from UTS to Stop Spadina (2013) edited by Nancy Williams and Marie Scott-Baron – a book detailing and discussing the history of the Huron-Sussex neighbourhood – identifies that the area containing this section of Harbord Street had its ownership transferred from the

Baldwin estate to *Wadsworth and Union PLS* in 1870 (26). Subsequently, early construction on Harbord Street was spurred via “lending by new banks and soon the actions of Oliver Mowat’s¹ Liberal provincial government (1872-1896)” (Williams and Scott-Baron 2013, 26). Harbord Street first appears in subdivision plans as early as 1860 (Catherine Nasmith Architect 2004, 24), though Harbord Street does not appear in the City of Toronto Directories until 1873, and the street was not built on until 1876. Furthermore, between 1876 and 1879, only the north side of Harbord Street was built on. In 1880, the first properties were constructed on the south side of Harbord Street. Of further note is that Harbord Street terminated at Clinton Street until 1911-1912, when Harbord Street was subsequently extended west to Ossington Avenue. At present, Harbord Street has distinct and dominant streetscape characteristics, namely that: Harbord Street east of Spadina Avenue is mostly institutional and Harbord Street west of Spadina Avenue is a diverse and integrated mix of commercial (mostly family-run and small businesses) and residential.² As mentioned above, the block of 19th century homes at 44 to 56 Harbord Street are a rare example of 19th century residential architecture on Harbord Street east of Spadina Avenue, in what is now a mostly institutional area and streetscape. Specifically, the 19th century homes located at 44 to 56 Harbord Street are the last surviving 19th century properties on Harbord Street east of Spadina Avenue and are the only structures on Harbord Street east of Spadina Avenue to be over a century old.^{3 4} The rest of the 19th century and early 20th century structures on Harbord Street

¹ Former Premier Oliver Mowat (1820-1903) is additionally noted to have had connections to the area via his involvement with the management of area orchards before the creation of the Huron-Sussex neighbourhood in the 1870s (Williams and Scott-Baron 2013, 13).

² The stretch of Harbord Street between Bathurst Street and Spadina Avenue is a core element of the Harbord Village neighbourhood and well known for its diversity of shops and largely Victorian built environment. However, a number of family-run and/or small businesses are also interspaced with residential properties on Harbord Street between Bathurst Street and Ossington Avenue, which is considered outside of the boundaries of Harbord Village.

³ This is not including 54 Hoskin Avenue / 89 Saint George Street (the W. D. Matthews House (1890)) which is notably located at the northeast corner of Hoskin Avenue and Saint George Street, though is opposite the intersection of Harbord Street and Saint George Street.

⁴ This stretch of Harbord Street was additionally home to the *Saint George Mansions* at 1-3 Harbord Street, which was Toronto’s first purpose-built apartment building. This building was demolished by the mid-20th century during University of Toronto campus expansion.

east of Spadina Avenue were demolished during the mid-to-late 20th century during a significant period of University of Toronto campus expansion and property acquisition⁵. The mid-20th century additionally saw the demolition of several whole streets in the area, including Classic Avenue (and Classic Place)⁶, Division Street, and Orchard Street (now Bancroft Avenue) - all of which previously ran between Huron Street and Spadina Avenue between Harbord Street and College Street. Much of this area was redeveloped for institutional purposes, however many other properties in the area were demolished to create parking lots⁷ for nearby institutions (Sienkiewicz 2017), such as the University of Toronto. Some of these parking lots have since been re-developed. Additionally, of note is that the intersection of Harbord Street and Spadina Avenue was proposed in the 1960s to be a site for an expressway exit and interchange for the (ultimately cancelled) Spadina Expressway – which would have resulted in many properties in the area being demolished (Williams and Scott-Baron 2013, 167). 48 Harbord Street and 54 Harbord Street are presently representative of the transition between residential and institutional history, spaces, and streetscapes on Harbord Street. These properties additionally represent the working-class origins of Harbord Street. Furthermore, dating to 1879 – 48 Harbord Street and 54 Harbord Street are some of the earliest surviving 19th century residential properties on the entirety of Harbord Street.⁸ Notably, both 48 Harbord

⁵ An interesting discussion of the University of Toronto’s campus expansion, development, and land acquisition history and policies during the 1950s through late 1960s is offered on pages 109 to 123 of Chapter 6: *Developers: Public and Private in The Real World of City Politics* by James Lorimer and Jane Jacobs (1970). Lorimer and Jacobs (1970) noted that “often houses which the university purchase[d] are taken out of the housing market altogether, either by demolition or by using them as office space. Sometimes they are simply left vacant.” (113)

⁶ Classic Avenue still exists, though all of the original residential buildings were demolished. Presently, the street runs between the side entrances of the Athletic Center and New College which are two University of Toronto institutional buildings. Classic Avenue additionally provides access to the garbage and recycling storage area of New College. Classic Place also previously existed as a small dead-end street running east from Huron Street between Harbord Street and Willcocks (formerly Wilcox) Street.

⁷ Notably, this trend has continued into the 21st century. Of note is that the University of Toronto demolished 92 College Street in 2016-2017 to expand a parking lot. 92 College Street was the last 19th century residential property (house) on College Street east of McCaul Street. 713 Spadina Avenue was additionally demolished in March 2019 to create a larger access driveway for a nearby University of Toronto Schools construction site.

⁸ Many of the pre-1879 properties on Harbord Street have been demolished. A block of particularly early Harbord Street properties (1876-1879) were located just west of Saint George Street and were demolished several decades ago.

Street and 54 Harbord Street have retained their residential character whereas other early (pre-1880) properties on Harbord Street – located west of Spadina Avenue – appear to have been mostly demolished, were initially designed as a mixed commercial and residential property, or have undergone some commercial modifications post-construction. 2 development patterns additionally emerge within the early history of Harbord Street, namely that Harbord Street east of Spadina Avenue appears to have been built on more intensely at an earlier period (late 1870s and early-to-mid-1880s) than Harbord Street west of Spadina Avenue (mid-1880s to mid-1910s). Additionally, of note is that the streets running perpendicular to Harbord Street in Harbord Village (west of Spadina Avenue) were developed earlier than many of the lots on Harbord Street itself – though several corner lots along Harbord Street between Spadina Avenue and Bathurst Street were built on by 1884.

Within the context of Huron-Sussex⁹, 48 Harbord Street and 54 Harbord Street are located on the southern boundary and/or peripheral area of Huron-Sussex. The *University of Toronto Huron Sussex Neighbourhood Planning Study* (2014) notes that “the Development Plan does not represent a fixed or final plan, but instead, provides a physical framework within which future strategic infill and redevelopment can occur” (Brook McIlroy and NBLC 2014, v). This *Neighbourhood Planning Study* (2014) identifies the notion of a core area in Huron-Sussex where architectural and heritage preservation efforts are expected to be focused, specifically noting that this stretch of Harbord Street is not within this core area, and subsequently has potential for mid-rise development intensification (Brook McIlroy and NBLC 2014, v & viii). However, mid-rise development intensification does not always necessitate the demolition of pre-existing structures. Of note is the repeated iteration in the *University of Toronto Huron Sussex Neighbourhood Planning Study* (2014) of the importance of heritage preservation, though it is also repeatedly identified that aging properties in Huron-Sussex are a significant source of expenditures for the University of Toronto (Brook McIlroy and NBLC 2014, Section 1 (Neighbourhood Study): xi, 45, 46 and Section 2

⁹ Please note that I am a former resident of Huron-Sussex and I have found these Harbord Street properties of interest for a number of years. However, I do not represent the Huron-Sussex Residents’ Organization.

(Economic Analysis): 1, 9, 17, 18, and 30). ERA Architect's *Heritage Impact Assessment* – released on 27 February 2018 – as part of the *University of Toronto Saint George Campus Secondary Plan* – lists both 48 Harbord Street and 54 Harbord Street in a table listing historic residential buildings (owned by the University of Toronto) in Huron-Sussex, though the only information about these properties provided in this *Heritage Impact Assessment* is that these properties are both “character-supporting resource[s]” (ERA Architects and University of Toronto 2018, 231). A *Status Report* from the Acting Director of Community Planning, Toronto and East York District to the Toronto and East York Community Council – dated 21 June 2018 – identifies that “the proposal to designate the lands at 36-56 Harbord Street [...] from *Neighbourhoods to Institutional Areas* is under evaluation” and that “should the redesignation be determined to be appropriate, policies and guidelines to shape potential institutional development on the lands would also be developed to mitigate any potential negative impacts on the neighbourhood to the north and the on-site buildings, which have been identified as having potential heritage value, among other matters” (City of Toronto 2018). A map attached as a supporting file in the City Council documents for the *University of Toronto St. George Campus – Official Plan Amendment Application – Status Report* and additionally identifies 48 and 54 Harbord Street are “buildings with potential to be included on the Heritage Register” (City of Toronto 2018). Correspondence with the City of Toronto's Heritage Preservation Services indicates that this block of properties was under review and study in mid-2019 and it was determined by October 2019 that “the[se] historic houses lack integrity as isolated buildings and do not merit inclusion on the City's Heritage Register” (City of Toronto Heritage Preservation Services 2019). A final staff report from Heritage Preservation Services about these properties was additionally noted to likely be submitted to the Toronto Preservation Board in early 2020 (City of Toronto Heritage Preservation Services 2019). However, as of the time of writing this heritage property nomination, I can locate no publicly available comprehensive heritage analysis of or report on these properties and I would like to advocate for a re-examination of 48 Harbord Street and 54 Harbord Street for potential heritage designation.

Architecturally, the properties are as follows:

48 Harbord Street, Toronto: 48 Harbord Street (1879) is a 2.5 storey house demonstrating an adaptation of the Bay-and-Gable architectural style, with Gothic Revival elements. The property is connected to 44-46 Harbord Street (1881) on its east elevation and 50 Harbord Street (1879) on its west elevation, though 48 Harbord Street is of its own architectural style and has interest even if 44-46 Harbord Street and 50 Harbord Street were demolished. 48 Harbord Street contains interesting and intricate polychrome brickwork, a series of corbels, ornate bargeboard / trim along the roofline, and intricate design elements on the ground floor bay window. Of note is that a covered porch was previously removed at a point between 1973 and 2007. A roof-top deck was installed at the rear (northern elevation) of the property, with a small skylight visible on the roof on the south elevation. The property is in good condition, however a section of wood along the eaves – above the electrical connection – is missing¹⁰ and a few chipped and loose bricks are visible near the front porch. The bargeboard is also in a good state, though requires some repair. An ailanthus (tree-of-heaven) and Norway maple are located in the small front yard of the property, with several City of Toronto sidewalk trees also being located in front of the property. The rear of the property appears to be in good condition, though of note is that the porch at the rear of 50 Harbord Street – which abuts 48 Harbord Street to the west – is falling apart. By the early 1960s, 48 Harbord Street appears to have been divided into 2 units, though the house has been entirely vacant for several years. For photographs of 48 Harbord Street, please refer to Appendix C, Figures 2-11, 16-19, and 22.

54 Harbord Street, Toronto: 54 Harbord Street (1879) is a 1.5 storey, Ontario House (Ontario Gothic Revival Cottage) displaying an infrequent and/or less commonly seen adaptation of the Ontario House (Ontario Gothic Revival Cottage) style, where 2

¹⁰ This occurred on approximately 16 June 2019 and was brought to the attention of 311, Councillor Layton and the University of Toronto on 17 June 2019, however this issue has not been addressed as of the time of writing this document.

bay windows are located on the ground floor, primary (Harbord Street) frontage of the property. As such, 54 Harbord Street may serve as a bridge between the Bay-and-Gable and Ontario House (Ontario Gothic Revival Cottage) architectural styles. 54 Harbord Street is architecturally similar to the Samuel Bennett House (1878) at 15 Glen Morris Street, however, is unique due to the aforementioned bay windows, as well as a more integrated gable and porch structure and monochrome¹¹ (red) brickwork. 54 Harbord Street is additionally attached to 50 Harbord Street on its east elevation, whereas the Samuel Bennet House (1878) at 15 Glen Morris Street is wholly detached. The rear of the 54 Harbord Street is additionally in a good state of repair, though is covered with aluminum and/or vinyl siding. Of further note is that 54 Harbord Street is presently the only occupied property on the block of homes at 44 to 56 Harbord Street and is home to University of Toronto tenants. Within the context of Harbord Street, only 3 Ontario Houses (Ontario Gothic Revival Cottages) are located on the entire street (54 Harbord Street, 56 Harbord Street, and 201 Harbord Street (201 Harbord Street is presently used commercially as *Bampot Bohemian House of Tea and Board Games*)). An ailanthus (tree-of-heaven) is located in the small front yard, near the southeast corner of the property and several City of Toronto owned sidewalk trees are in front of the property. For photographs of 54 Harbord Street, please refer to Appendix C, Figures 12-19 and 22.

Other properties in the block of homes at 44 to 56 Harbord Street are of various architectural styles and are in various states of repair. 48 to 56 Harbord Street date to 1879, whereas 44-46 Harbord Street date to 1881. The eastern elevation of 44 Harbord Street has *Insulbrick* siding, which is visibly detaching in several places. Additionally, of note is that 44-46 Harbord Street previously had stained glass (see Appendix C, Figure 24) on the ground floor windows along the Harbord Street frontage, though these windows were removed in 2017 and replaced with clear glass panes. Ornate metal trim is still extant above the ground floor windows on 44-46 Harbord Street as of 25 April 2020 (see Appendix C, Figure 23). Another house – located immediately east of 44 Harbord Street - was demolished over a decade ago to build a University of Toronto

¹¹ The Samuel Bennett House (1878) at 15 Glen Morris Street has red and yellow polychrome brickwork which is presently covered with layers of paint. This polychrome brickwork became temporarily visible during repair work in 2016.

parking lot – presently known as 40 Harbord Street. 50 Harbord Street (1879) – a 1.5 storey house – separates 48 Harbord Street and 54 Harbord Street, though is in poorer condition¹² – with holes visible in the roof, a decaying front porch and rear porch, and some holes in the external cladding of the rear of the structure. 56 Harbord Street (1879) – a detached, 1.5 storey Ontario House (Ontario Gothic Revival Cottage) – is located west of 54 Harbord Street, though is in poor condition – with a large crack visible on 56 Harbord Street’s west elevation as well as broken windows on the enclosed porch, decaying front steps, and detached gutters (see Appendix C, Figures 25-27). I have brought these concerns forward to 311, the local Councillor’s office, and the University of Toronto on several occasions between 2018 and 2019. However, these maintenance and repair-related items appear to have never been addressed as of the time of writing this letter and several issues have gotten notably worse in recent months. Of note is that the rear of 56 Harbord Street is presently used as a storage area by the University of Toronto for construction-related equipment and materials. Notably this block of 19th century homes are surrounded by laneways, which are noted in the *University of Toronto Huron Sussex Neighbourhood Planning Study* (2014) to important elements in future neighbourhood development and planning.

Within broader contexts, the block of homes at 44 Harbord Street to 56 Harbord Street (including 48 Harbord Street and 54 Harbord Street) are surrounded by the following:

To the East: A laneway known as LN W Huron N Harbord marks the eastern edge of this block of 19th century properties. This laneway is noted in the *University of Toronto Huron Sussex Neighbourhood Planning Study* (2014) to be a future component of the *Living Lanes Huron-Sussex* neighbourhood project. To the east of this laneway is the *Annex Shul and Hillel at the University of Toronto* (36 Harbord Street).

¹² Additionally, of note is that on 25 April 2020, the front window of 50 Harbord Street was open, despite the property being unoccupied. This was brought to the attention of the University of Toronto Campus Police on 25 April 2020.

To the North: A laneway known as LN E Spadina N Harbord. Presently, a small parking lot is located along the southern edge of this laneway, which incorporates sections of the back (north) yards of 44 to 54 Harbord Street. North of this laneway is the rear playground and yard of the *Early Learning Center* at 7-13 Glen Morris Street and the garage of 15 Glen Morris Street. 15 Glen Morris Street is a heritage designated property known as the Samuel Bennett House (1878), though the garage is not included in its heritage designation.

To the South: Harbord Street is to the south. On the south side of Harbord Street are the Athletic Center (55 Harbord Street / 617 Spadina Avenue) and the Clara Benson Building (320 Huron Street) – both of these buildings are associated with the Faculty of Kinesiology and Physical Education at the University of Toronto.

To the West: To the west is LN E Spadina N Harbord - which abuts the western elevation of 56 Harbord Street (1879). To the west of this laneway is Graduate House – a student residence dating to 2000 which has subsequently won several architectural awards. Notably the east elevation of Graduate House – largely considered its rear elevation – faces this block of 19th century homes.

As noted above, the block of 19th century homes at 44 Harbord Street to 56 Harbord Street are slated to be demolished as part of a proposed student residence project. However, several planned and/or recently completed development projects on and/or adjacent to the University of Toronto Saint George Campus have adaptively re-used and/or incorporated pre-existing 19th century structures into new designs. These include 1 Spadina Crescent (recently completed); 56 Spadina Road (recently completed); 1-9 Sultan Street (recently completed), 698-704 Spadina Avenue (under development); and 31 Sussex Avenue (Gemini House) (recently completed) (see Appendix, Figures 28-30 for Google Streetview images of 1-9 Sultan Street, which offers an interesting development model). Of note is that the nearby 1889 building and storefront (recently

home to *Ten Editions* bookstore (closed 2018)) at 698-700 Spadina Avenue (northwest corner of Spadina Avenue and Sussex Avenue) was the subject of significant community, media, and public response due to initial University of Toronto proposals to entirely demolish the structure for a new student residence. Subsequently and per the reasons outlined above, I would like to advocate for 48 Harbord Street and 54 Harbord Street having architectural, contextual, and historical significance and I am advocating for re-examination of heritage potential and designation of these properties under the Ontario Heritage Act.

Appendix B – Notable Former Occupants and Residents:

Matthew James O’Toole (48 Harbord Street): Matthew James O’Toole was the first resident of 48 Harbord Street, residing at the property between 1879 and 1883. Matthew James O’Toole was a cabinetmaker. Subsequently, Michael J. O’Toole resided at the property between 1889 and 1891. Michael J. O’Toole was a foreman and piano maker at *Mason & Risch*. Of further note: a Charles O’Toole is listed as operating a piano selling business in the late 1890s, based at 83 King Street West, Toronto – though it is unclear at present if Charles O’Toole is a relative of Matthew James O’Toole and Michael J. O’Toole.

Laughlin McEachern (54 Harbord Street): McEachern (also spelled McEachren) was the first resident of 54 Harbord Street, residing at the property between 1879 and 1891. McEachern was a builder and carpenter.

Zachariah Brookes and Martha Brookes (54 Harbord Street): Zachariah Brookes (also spelled Zaccariah and/or Brooks) was a designer and painter. Zachariah Brookes is noted to have died around 1951. A Martha Brookes (also spelled Brooks) is additionally noted to have resided at the property, though no further information is

available beyond Martha Brookes being Zachariah Brooke's widow. The Brookes resided at 54 Harbord Street for 31 years, between 1921 and 1952.

Appendix C – Maps and Photographs:

An album with additional, downloadable, and higher quality photographs is available here: <https://drive.google.com/open?id=1QDpcwcJhsakv2DSWbgGpCB9X-aj3Mbsq>



Appendix C, Figure 1

Above: Map of Properties (Subject Properties highlighted green).

Source: City of Toronto Interactive Map (annotated/highlighted by Adam Wynne).

Note: The outbuilding at the rear of 48 Harbord Street – depicted in this map screenshot – was demolished several years ago to create additional parking spaces.



Appendix C, Figure 2

Above: South Elevation, 48 Harbord Street (1879), Toronto ON, Spring/Summer
2019.

Source: Photograph by Adam Wynne.



Appendix C, Figure 3

Above: Bay window and polychrome brickwork details, 48 Harbord Street (1879),
Toronto.

Source: Photograph by Adam Wynne (25 April 2020).



Appendix C, Figure 4

Above: Details on the ground floor bay window, 48 Harbord Street (1879), Toronto.

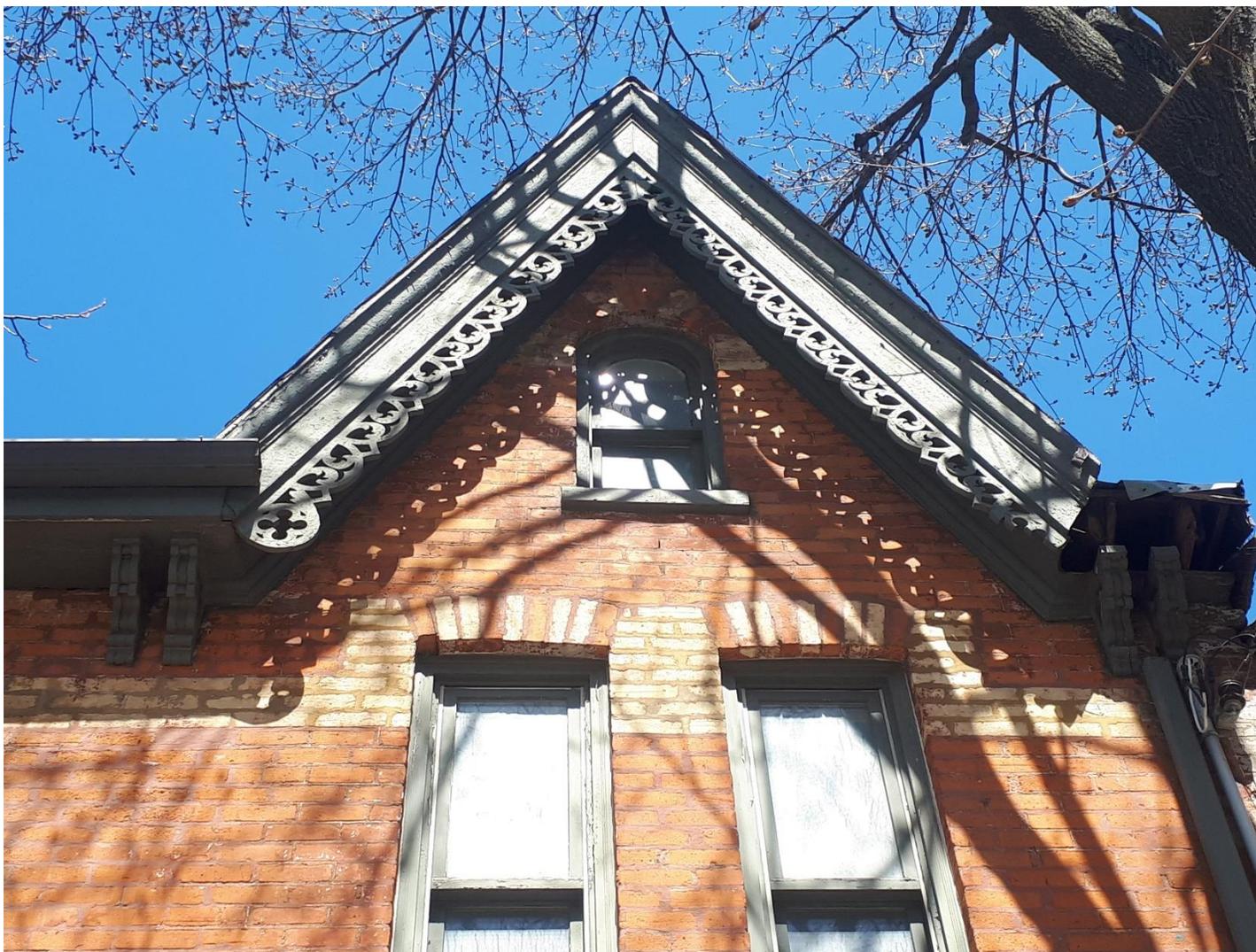
Source: Photograph by Adam Wynne (25 April 2020).



Appendix C, Figure 5

Above: Upper floor details, South Elevation, 48 Harbord Street (1879), Toronto.

Source: Photograph by Adam Wynne (25 April 2020).



Appendix C, Figure 6

Above: Bargeboard, corbels, gable, and polychrome brick details, South Elevation, 48 Harbord Street (1879), Toronto.

Source: Photograph by Adam Wynne (25 April 2020).



Appendix C, Figures 7 & 8

Above: Chipped and/or loose bricks on south elevation of 48 Harbord Street (1879), Toronto. Please note that the majority of the bricks and masonry appears in good condition. Additional images are available in the album linked at the beginning of Appendix C.

Source: Photograph by Adam Wynne (25 April 2020).



Appendix C, Figure 9

Above: Minor roofline damage above the southeast corner of 48 Harbord Street (1879), Toronto. Note the proximity of the property's electrical connection. This damage occurred in June 2019 and was brought to the attention of 311, Councillor Layton, and the University of Toronto on 17 June 2019 – though has not been addressed to date.

Source: Photograph by Adam Wynne (25 April 2020).



Appendix C, Figure 10

Above: 48 Harbord Street (1879), Toronto in 1973.

Source: Photograph from City of Toronto Archives.

Note: Other archival photos of the block of homes at 44 to 56 Harbord Street, Toronto have been uploaded to the album at the beginning of Appendix C.

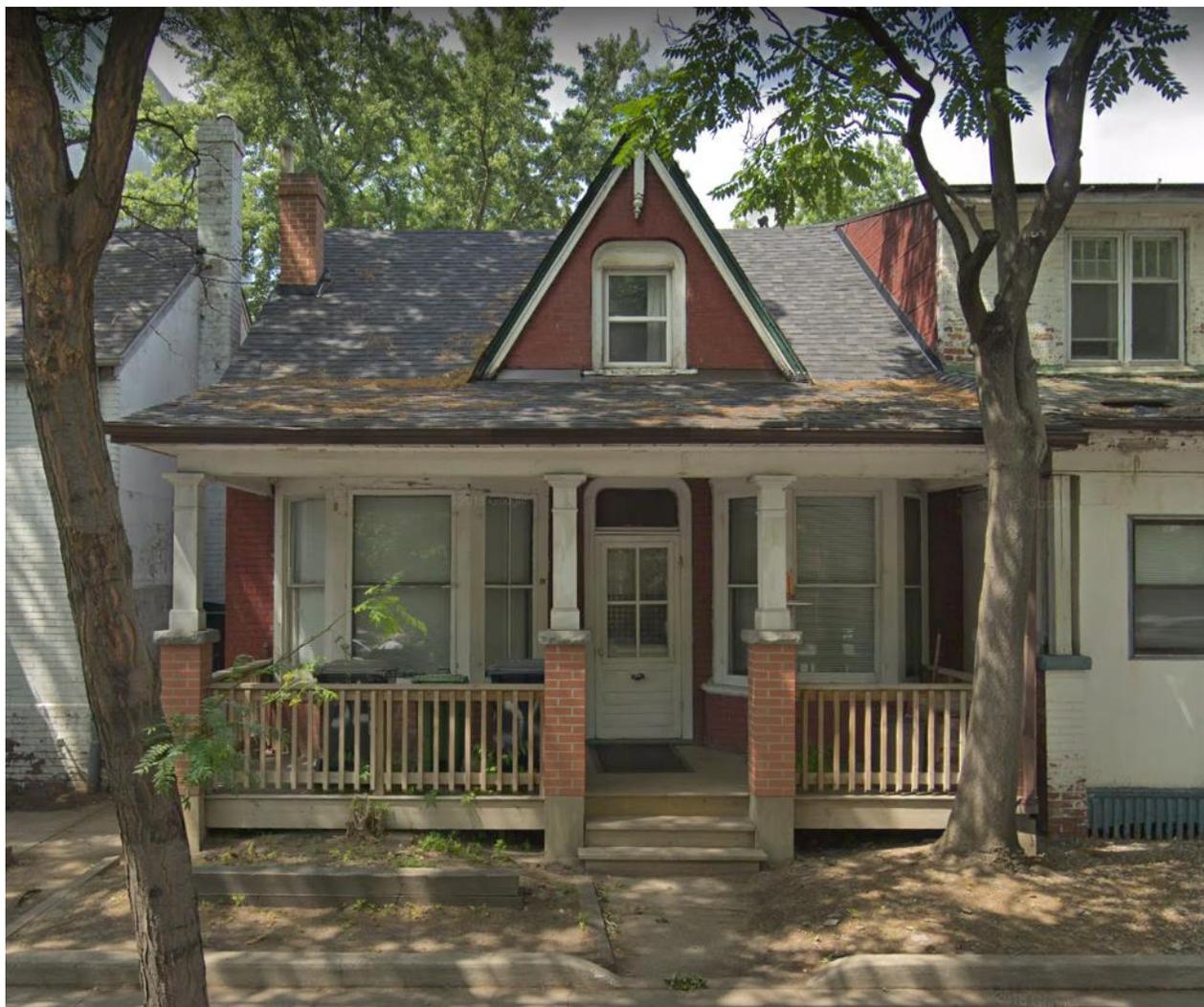


City of Toronto Archives, Series 1465, File 267, Item 59

Appendix C, Figure 11

Above: 48 Harbord Street (1879), Toronto between 1980 and 1994.

Source: City of Toronto Archives.



Appendix C, Figure 12

Above: 54 Harbord Street (1879), Toronto in July 2018. This is representative of the property's state as of 25 April 2020.

Source: Google Streetview.



Appendix C, Figure 13

Above: South Elevation of 54 Harbord Street (1879), Toronto.

Source: Photograph by Adam Wynne.



Appendix C, Figure 14

Above: South Elevation of 54 Harbord Street (1879), Toronto in 1973.

Source: City of Toronto Archives.



City of Toronto Archives, Series 1465, File 267, Item 57

Appendix C, Figure 15

Above: South Elevation of 54 Harbord Street (1879), Toronto between 1980 and 1998.

Source: City of Toronto Archives.



Appendix C, Figure 16

Above: View of 48 Harbord Street (right), 50 Harbord Street (center), and 54 Harbord Street (left), Toronto. All of these properties date to 1879.

Source: Photograph by Adam Wynne (25 April 2020).



Appendix C, Figure 17

Above: 44 to 56 Harbord Street, Toronto – Looking Northwest.

Source: Photograph by Adam Wynne (25 April 2020).



Appendix C, Figure 18

Above: 44 to 56 Harbord Street, Toronto – Looking Northeast.

Source: Photograph by Adam Wynne (25 April 2020).



Appendix C, Figure 19

Above: Rear (north) elevation of 44 to 54 Harbord Street, Toronto. 48 Harbord Street (1879) is the property with the roof-top deck and 54 Harbord Street (1879) is the property with the cream-coloured siding on the right-hand side of the image.

Source: Photograph by Adam Wynne (25 April 2020).



City of Toronto Archives, Series 372, s0372_ss0058_it1656

Appendix C, Figure 20

Above: Harbord Street looking west from Saint George Street on 13 June 1944. All of the properties visible in this image have since been demolished and the street was widened in 1944-1945.

Source: City of Toronto Archives.



RDWY. 1658 JUNE 13-44 HARBORD ST. FROM SPADINA
City of Toronto Archives, Series 372, s0372_ss0058_it1658

Appendix C, Figure 21

Above: Harbord Street looking east from Spadina Avenue on 13 June 1944. The properties visible on the street corners in this image have since been demolished. Harbord Street was widened in 1944-1945.

Source: City of Toronto Archives.



City of Toronto Archives, Series 1465, File 213, Item 6

Appendix C, Figure 22

Above: 44 to 56 Harbord Street, Toronto between 1980 and 1994.

Source: City of Toronto Archives.



Appendix C, Figure 23

Above: Extant, Victorian metal trim work on neighbouring 44 Harbord Street (1881), Toronto.

Source: Photograph by Adam Wynne (25 April 2020).



Appendix C, Figure 24

Above: Stained glass window on neighbouring 44 Harbord Street. The stained-glass windows – which appear to be rainbow patterned - on the ground floor of 44-46 Harbord Street (1881), Toronto were removed and replaced with clear glass panes in 2017.

Source: Photograph by Adam Wynne (April 2016).



Appendix C, Figure 25

Above: South elevation of neighbouring 56 Harbord Street (1879), Toronto. Note this structure is detached from the rest of the block of homes.

Source: Adam Wynne (May 2019).



Appendix C, Figure 26

Above: South elevation of neighbouring 56 Harbord Street (1879), Toronto. Note this structure is detached from the rest of the block of homes.

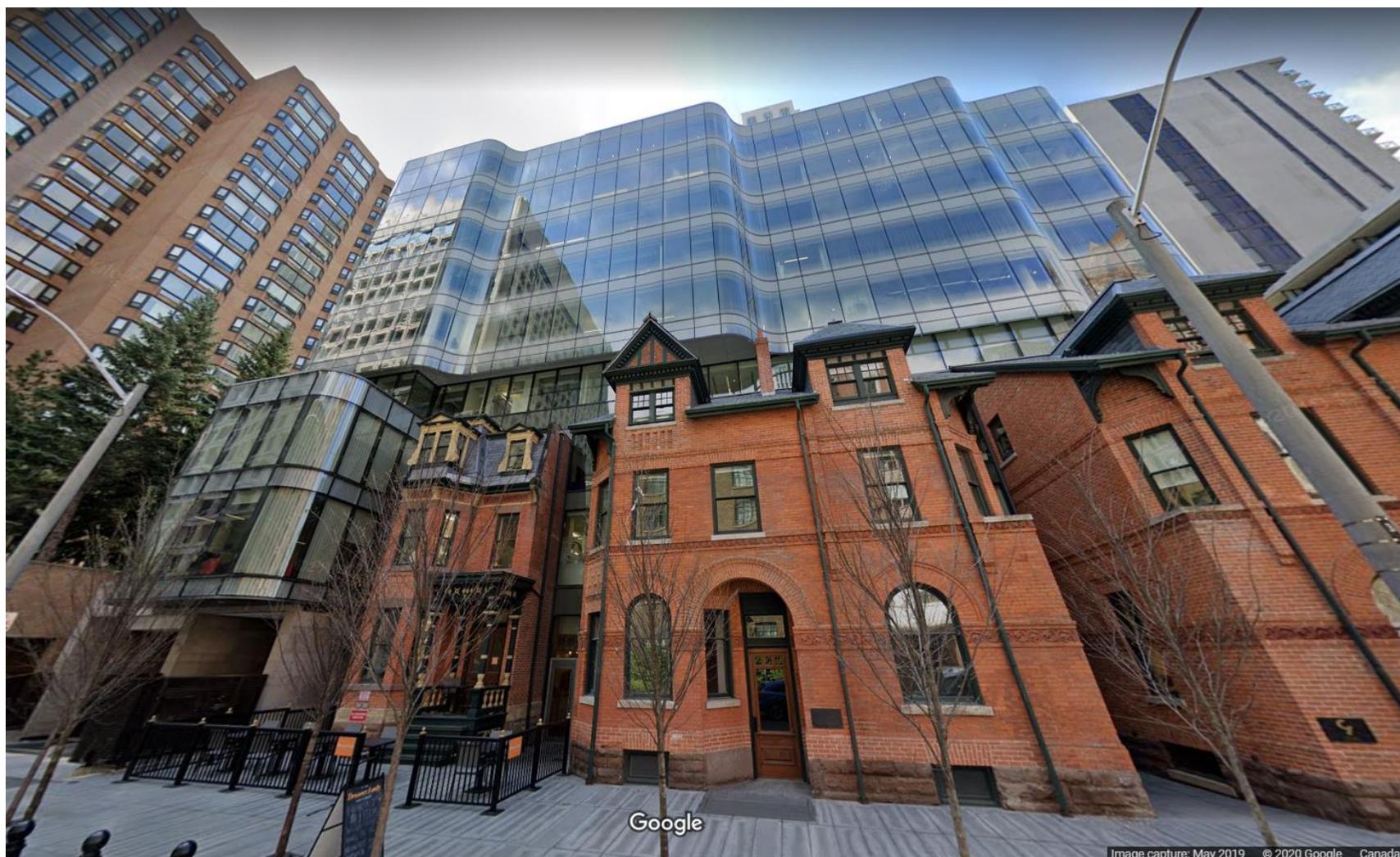
Source: Photograph by Adam Wynne (25 April 2020).



Appendix C, Figure 27

Above: The west elevation of 56 Harbord Street (1879), Toronto. Note the cracks in the structure, though this property is detached.

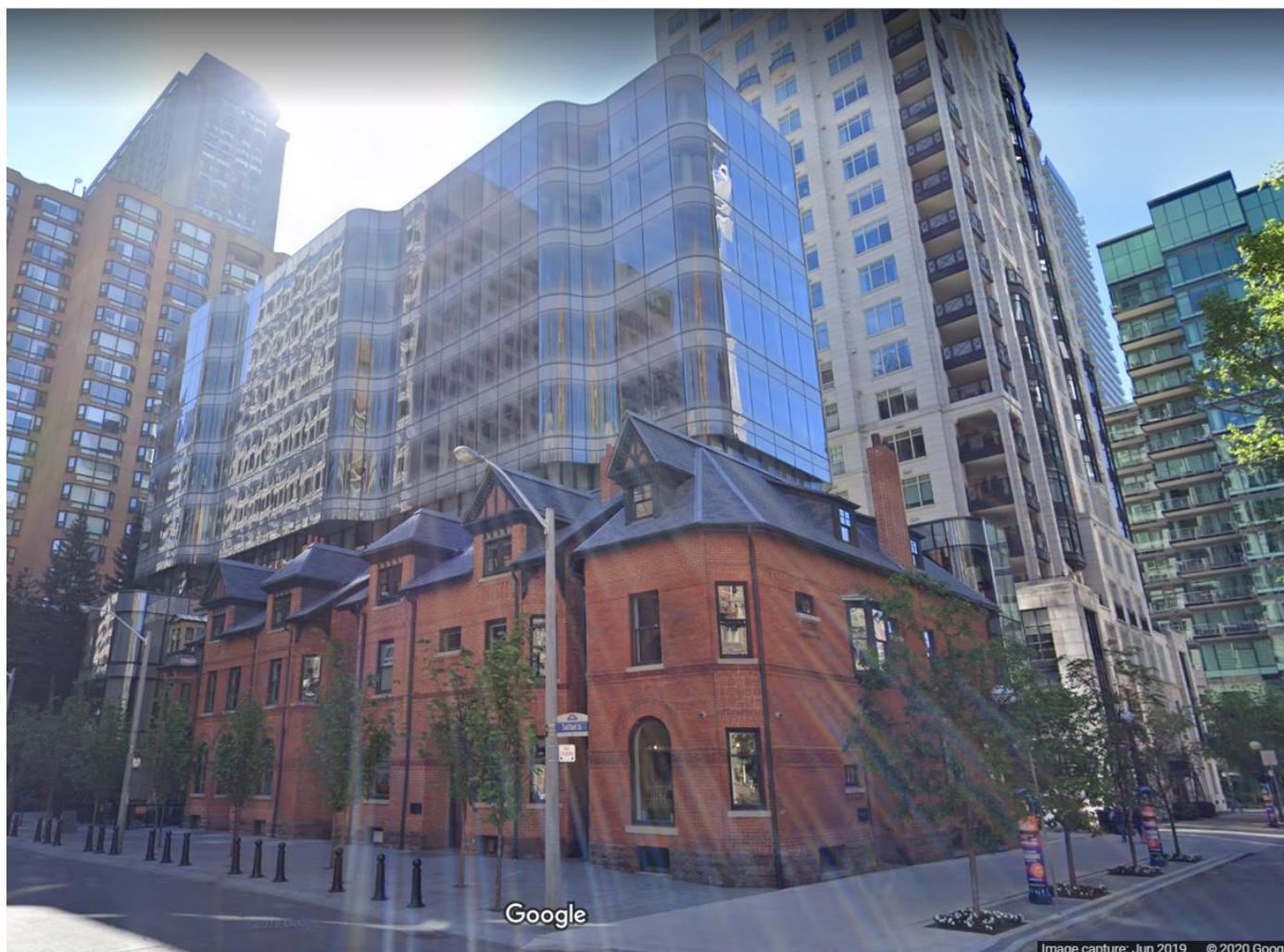
Source: Photograph by Adam Wynne (25 April 2020).



Appendix C, Figure 28

Above: The recently completed redevelopment at 1-9 Sultan Street, Toronto offers an interesting model that incorporates both pre-existing 19th century residential properties and a new mid-rise development.

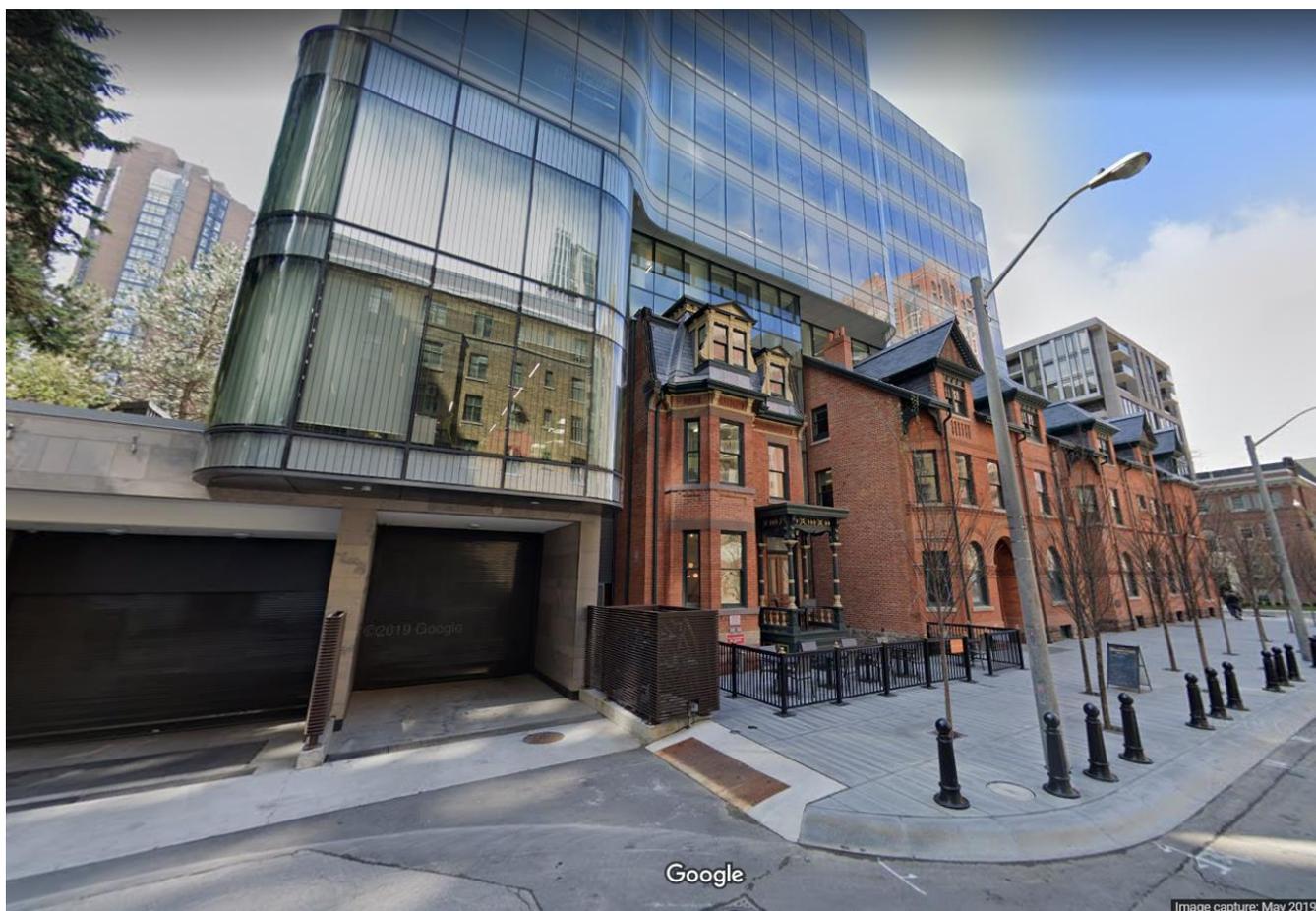
Source: Google Streetview.



Appendix C, Figure 29

Above: The recently completed redevelopment at 1-9 Sultan Street, Toronto offers an interesting model that incorporates both pre-existing 19th century residential properties and a new mid-rise development.

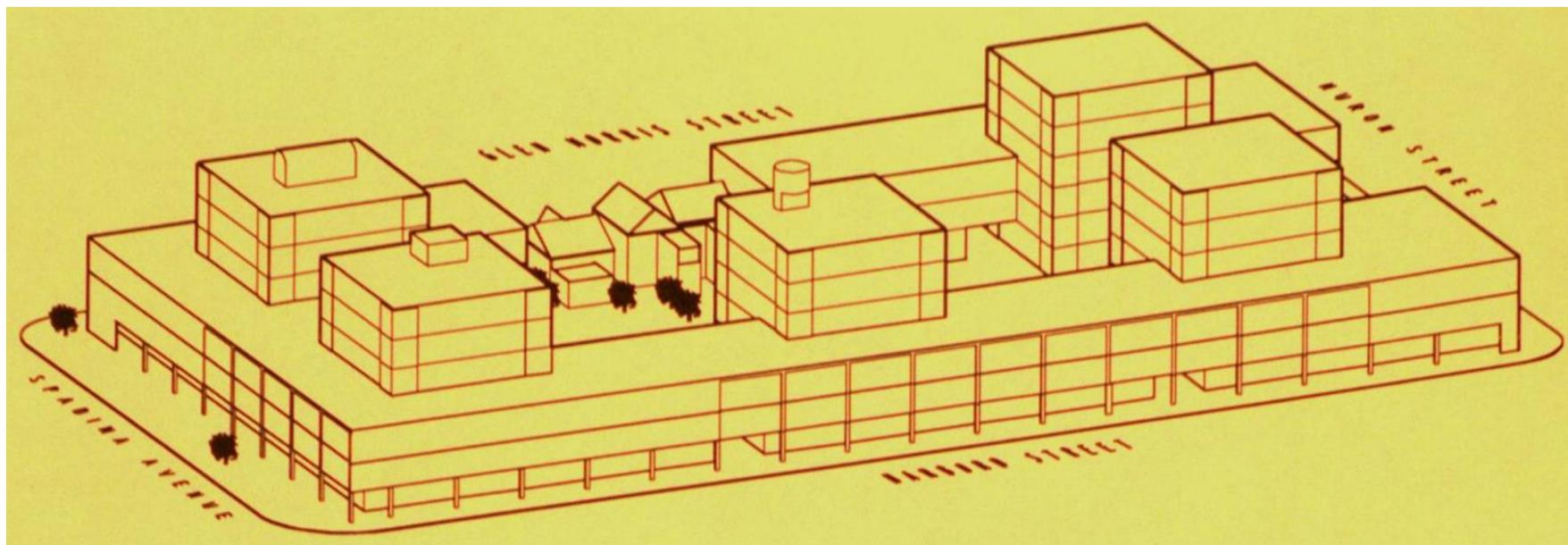
Source: Google Streetview.



Appendix C, Figure 30

Above: The recently completed redevelopment at 1-9 Sultan Street, Toronto offers an interesting model that incorporates both pre-existing 19th century residential properties and a new mid-rise development.

Source: Google Streetview.



Appendix C, Figure 31

Above: Institutional and student residence plans from the late 1990s for this section of the University of Toronto Saint George Campus, including 44 Harbord Street to 56 Harbord Street. Note how almost the entire block – from Huron Street to Spadina Avenue and Glen Morris Street to Harbord Street – was proposed to be demolished and combined into one building with various sections. This plan was ultimately not enacted.

Source: Huron/Sussex Master Plan (1990s edition) via files from the City of Toronto Archives.



Appendix C, Figure 32

Above: The new (2019), proposed student residence (Harbord Street frontage) at 40-56 Harbord Street, Toronto as of December 2019.

Source: University of Toronto News (article by Rahul Kalvapalle)

Appendix D – Sources:

City of Toronto Directories were consulted for various years between 1868 and 1969.

Goad's Atlas of the City of Toronto: Fire Insurance Plans were consulted for the following years: 1884, 1890, 1894, 1899, 1903, 1913, and 1924.

The City of Toronto Archives was consulted for historic images of the neighbourhood, nearby area(s), and/or subject properties.

The City of Toronto Interactive Map and Google Streetview were additionally consulted.

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