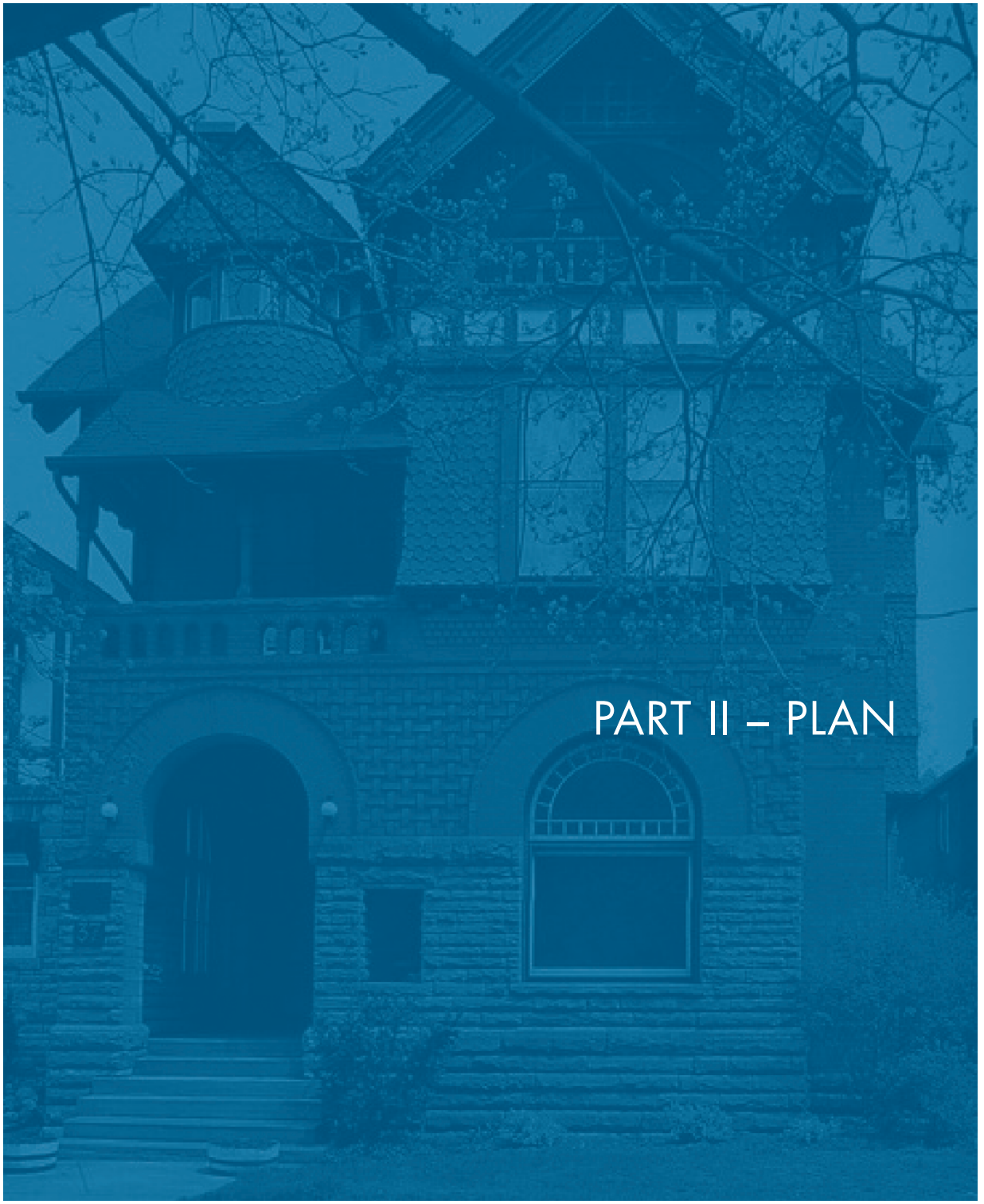


PART II – PLAN

6.0 Heritage Conservation District Plan

6.1 Objectives of Heritage Conservation District Plan

STATEMENT OF OBJECTIVES

The overall objective of the Madison Avenue HCD Plan is the protection, conservation and management of its heritage attributes and contributing properties so that the District's cultural heritage value is protected in the long-term. The cultural heritage value of the District consists of its historic, contextual, design, social and community values.

Specific objectives of this Plan are set out below. Although the following objectives are numbered, the numeric sequence does not establish a priority among the objectives.

OBJECTIVES

1. Conserve, maintain, and enhance the cultural heritage value of the District as expressed through its heritage attributes.

2. Conserve, maintain and enhance the overall soft landscaped, residential streetscape character of the District with generous front yard setbacks and a collection of 2-3 storey house-form buildings displaying a range of architectural styles.

3. Conserve the legibility of the District's "Toronto Annex" streetscape, with a concentration of Annex Style houses and a variety of other architectural expressions.

4. Conserve the physical form, scale and architectural features of the range of residential architectural styles of contributing properties found in the District, including (but not limited to) Toronto "Bay-N-Gable", Romanesque Revival, Richardsonian Romanesque, Queen Anne, Annex Style, Arts and Crafts, and Edwardian Classicism / Modified Four Square.

5. Conserve and enhance contributing properties, Part IV designated properties and listed properties within the District.

6. Conserve the predominant scale and built form pattern of the District.

7. Ensure complementary alterations to contributing properties and prevent the removal of heritage attributes from contributing properties within the District.

8. Ensure that new development and additions conserve and enhance the cultural heritage value of the District, particularly with respect to scale, public realm and the general pattern of the built form.

9. Encourage high quality architecture in the design of new development, additions and alterations that is complementary to the District's cultural heritage value.

10. Conserve and enhance views of contributing properties from the public realm that contribute to an understanding of the District's cultural heritage value.

11. Conserve, support and enhance the social and community values of the District for its direct relationship to early neighbourhood preservation advocacy in Toronto.

12. Ensure development and alterations adjacent to the District conserve the District's cultural heritage value.

6.2 Statement of District Significance

6.2.1 DESCRIPTION OF THE DISTRICT'S LOCATION AND BOUNDARIES

This District is located between Bedford Road and Bathurst Street, Bloor Street West and Dupont Street. The neighbourhood in which Madison Avenue is found has been known simply as "The Toronto Annex." since it was incorporated into the City of Toronto in 3 stages during the late 1880s. The Heritage Conservation District consists of the properties fronting onto Madison Avenue, including vacant lots and the park over the subway, from just north of Bloor Street West to Dupont Street, as well as the municipally owned street right of way. The rationale for the boundary and a District Map are included in Section 7.

6.2.2 STATEMENT OF CULTURAL HERITAGE VALUE

Madison Avenue has design or physical value as a unique and essentially intact "Toronto Annex" streetscape, with most of its original built fabric, and a concentration of well preserved, uniquely Toronto, "Annex Style" houses, as well as examples of a variety of other architectural expression. Almost half of the properties on Madison Avenue have been "listed" on the City of Toronto Heritage Register since the 1970s, reflecting the unusually high concentration of architectural interest on this street. Many properties exhibit a high degree of craftsmanship.

Madison Avenue also has historical and associative value for is association with Simeon H. Janes, who was one of the original developers and advocates for annexation, as well as its association with the many prominent architects and builders represented. Janes marketed his streets as a modern, gracious streetcar suburb to members of Toronto's well-to-do professional and business families. As one of the best-preserved streets in the neighbourhood, it remains a highly attractive area for such residents.

The much-celebrated first example of the Annex Style house is found at no.37 Madison, designed by E.J. Lennox for contractor Lewis Lukes (designed 1886, built 1891). In addition to the concentration of Annex Style houses by several architects, there are a few examples of the Bay 'n' Gable style, an Arts and Crafts house designed by Eden Smith, an Edwardian apartment complex designed by Langley & Langley, and a relatively grand English Aesthetic house by Hamilton Townsend. Also represented are Walter Symons, Robert Heath, R.J. Edwards, Robert L Ogilvie, Andrew L. Ogilvie, H. Simpson, Frederick H. Herbert, Gordon Helliwell, and Gordon West. As well, American architects Carrere and Hastings worked here with local architect Eustace G. Bird.

Madison Avenue has contextual value conveying a strong sense of the original time and place of its development between 1885 and 1925. The period of development coincides with one of the richest periods of debate about architectural design in Toronto, a time of founding of key social and governing bodies for the emerging architectural profession, as well as several periodicals that record the progress. Many of the buildings are interrelated stylistically, most particularly the representations of the Annex style, which appear in many

variations executed by different architects and builders.

Madison Avenue has community or social value for its direct relationship to the Stop Spadina and the neighbourhood preservation movements in Toronto of the 1970s. Community action, fought all the way to the Premier of Ontario's office prevented the construction of the Spadina Expressway, which would have destroyed a good portion of the street. Those movements were strengthened by the arrival of the great urbanist, Jane Jacobs, who became involved after settling in the Annex.

A variety of architectural expression from several important Toronto architects is represented within a consistent setback, height, eaves line, and material palette. Annex Style houses are found all along the street, with the greatest concentration south of Bernard.

Development of the streetcar suburb generally followed the establishment of services, first on Bloor Street – later on Dupont Street, - producing a noticeable shift in architectural styles towards the north end of the street. The houses are situated in a gracious physical setting consisting of a wide street right of way, 3 narrow lanes of pavement, with a grass boulevard, sidewalk, small front gardens and a mature tree canopy.

Several types are represented: side hall, centre hall in variations of style and size, as well as a few larger villas. Semi detached houses are often asymmetrical in design. Front-facing gables are the predominant roof form. Harmony is achieved by variation on common material and stylistic themes. The dominant materials are red brick, stone, terra cotta, wooden shingle, with occasional appearances of yellow brick and even clinker brick. Many of the houses are built with very hard machine-made bricks with very tight joints in the masonry.

6.2.3 DESCRIPTION OF HERITAGE ATTRIBUTES

The general heritage attributes of the District consist of:

- the house-form buildings identified as contributing (see Section 9.3),
- its unique and essentially intact "Toronto Annex" streetscape,
- its extra wide right of way,
- its mature tree canopy,
- streetscape elements including tarmacadam pavement, concrete curbs, the grass boulevard between the sidewalk and the pavement, the concrete sidewalks,
- the consistent setback and height of the buildings,
- the soft landscaped front gardens.

7.0 District Boundaries

7.1 Boundaries

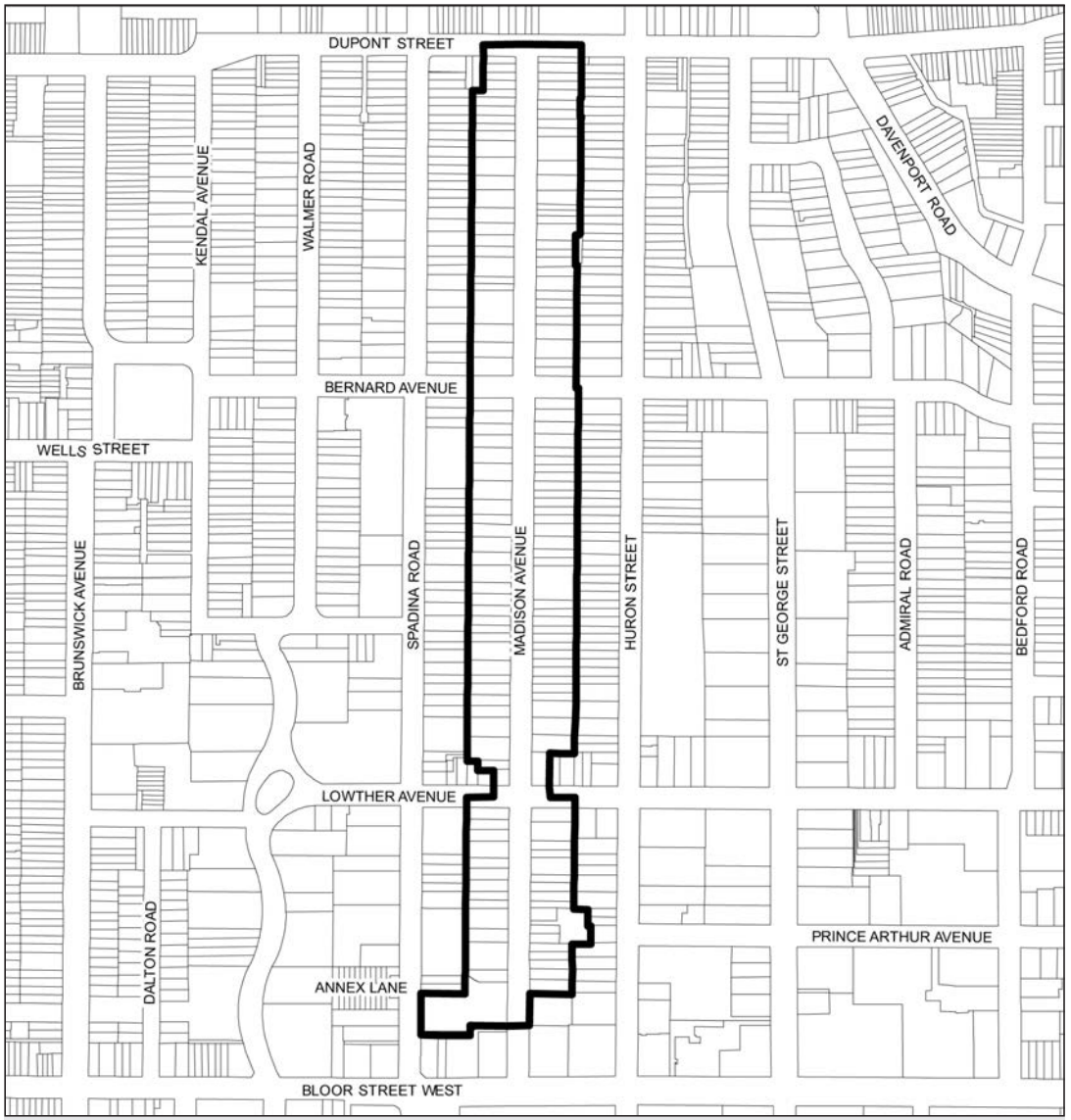
The boundaries of the District are shown on the attached plan and include the house-form, mainly residential properties on Madison Avenue from Bloor Street West to Dupont Street, as well as the empty lots north of Bloor Street West over the subway station and Paul Martel Park, (formerly Ecology Park), but excluding properties fronting on Bloor Street West.

Madison Avenue displays a consistent and original heritage fabric that provides an intact heritage streetscape, as described in the Statement of District Significance.

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

The original plan of subdivision, M-2, registered in 1885, also included the west side of Huron Street, and the east side of Spadina Road. These areas have been left out of this Heritage Conservation District (HCD) for different reasons. Spadina Road retains some of its original heritage character and attributes, but much has been lost. The widening of Spadina Road severely eroded the original landscape setting. Even though the west side of Huron Street shares a common architectural character with Madison Avenue it is excluded because in establishing HCDs, the City of Toronto places emphasis on the public realm in the preservation of historic streetscapes, on the parts of the buildings visible from the public street and its landscape; hence it was determined it would be preferable to study the two sides of Huron Street together as a separate potential HCD. The Bloor Street West properties, which were originally part of the plan of subdivision, and originally had large private houses, have been excluded because the original buildings have been lost.

7.2 District Map



MADISON AVENUE HERITAGE CONSERVATION DISTRICT

8.0 Conservation Policies and Guidelines

8.1 Overview

Establishing a Heritage Conservation District (HCD) arrests the erosion of the heritage attributes 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 rehabilitation of the heritage fabric of the District. Over time, an accrual of small changes creates gradual improvement in the heritage character.

The regulation of the District creates a stable environment in which owners can make appropriate investments in their properties with certainty. Section 45.1 of the *Ontario Heritage Act*, together with section 15.1 of the *Building Code Act, 1992* provide a mechanism to ensure repair of deteriorating property should that be necessary and it is not the intent of these policies and guidelines to be applied retroactively to require repairs, restoration of lost features or upgrades. Instead, these policies and guidelines are to ensure that when work is undertaken it complements the heritage attributes of the Plan area. Repairs to contributing properties, required to be carried out in accordance with current codes and standards pertaining to health, safety, security, accessibility and sustainability, shall strive to conserve the cultural heritage value and heritage attributes of the District and the integrity of the contributing property .

On Madison Avenue most of the buildings are the original heritage fabric, built over a period of approximately forty years. Because most of the houses in the district are capable of conservation and restoration, the emphasis in these guidelines is on conserving and restoring the heritage fabric.

The principal structures on contributing properties must be retained and except in exceptional circumstances, proposals for their demolition will be refused. Guidelines for replacement buildings are intended only for situations where catastrophic or accidental events or unpermitted actions 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.

In addition to the requirements of these Guidelines, the heritage attributes of properties that are "listed" or designated under Part IV of the Ontario Heritage Act, as defined in their respective listing reports or designation bylaws, should be maintained and enhanced in any proposed alteration to the property.

The policies and guidelines presented in Section 8.0 are based on the following guiding principles. These principles express federal and provincial direction on heritage conservation. The "Standards" identified in Parks Canada's document, Standards and Guidelines for the Conservation of Historic Places (2010) are followed by the 8 Guiding Principles in the Conservation of Built Heritage Properties, issued by the Ontario Ministry of Culture in 2007. The Standards and Guidelines have been adopted by Toronto City Council as the guiding document for heritage properties. The policies and guidelines in the following sections build on the foundation of these guiding principles, and articulate how these principles will be applied within the unique context of the Madison Avenue HCD. As per HCD Policy 10 of HCDs in Toronto – Procedures, Policies and Terms of Reference, the Standards and Guidelines for the Conservation of Historic Places in Canada will apply to any interventions to the HCD as a whole and will generally apply to individual properties within the HCD, along with the policies laid out in the following sections of the HCD Plan.

8.2 Areas Affected by the Guidelines

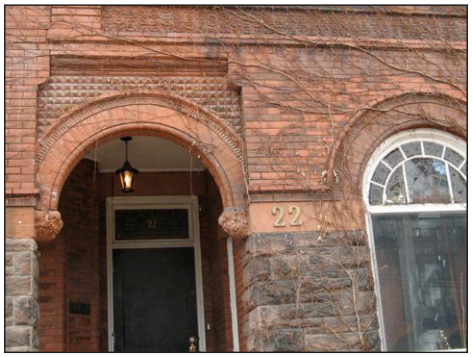
Nothing in these Guidelines will prevent the building of additions, or alterations to the rear of properties that are permitted under the zoning bylaw, however, additions at the rear of properties must not be higher than the ridge of the main roofline of the property as seen from the public sidewalk. The guidelines apply only 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. The following items are exempted from control by the Guidelines by the City of Toronto's By-law 1005-2001 for all HCDs:

- 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.

8.3 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.
- Removal or replacement of heritage attributes will not be permitted. If repair is not possible, recreate heritage elements in kind, 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.
- Mechanical equipment, meters, external and fixed air conditioning units, roof vents, satellite dishes, or other visible service elements are not permitted in regulated areas, i.e. visible from the public realm, except where it can be demonstrated that there are no feasible alternative locations.
- Skylights are not permitted in areas where they are visible from the public realm.

8.4 Building Maintenance Guidelines



No. 22 Madison Avenue displays an artful combination of brick and sandstone, carved, rusticated, with some terra cotta detail

8.4.1 MASONRY

Madison Avenue, particularly in the Annex Style houses, exhibits an extraordinary level of craftsmanship and inventiveness in the masonry. Stone, terra cotta and brick are combined in many different ways. Typically the heaviest masonry, often rusticated sandstone, is found at the base of the building, and in the lintels and entrance arches. Carved sandstone can also be found in many details. Cast terra cotta details are inset into the brickwork, as well many different types of decorative brick are employed.

In the later, more restrained houses of the Edwardian period, several examples of the California Arts and Crafts style use of clinker brick can be found. In the Edwardian houses, smooth ashlar limestone is evident in combination with simpler, well crafted brickwork.

CONSERVATION

- Every effort must be made to avoid loss of original brickwork, stone and other masonry elements.
- Clean only when accumulated material is causing risk to the underlying materials, using least abrasive methods available.
- Do not sandblast or use high pressure water blasting or harsh chemicals that will harm older masonry, in particular the soft brick found in Victorian houses or the sandstone. Sandstone carving is particularly vulnerable to abrasive techniques.
- Do not paint brickwork not already 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.
- Evaluate the strength and durability of reclaimed material prior to re-use.
- Maintain decorative brick elements.
- Do not repair historic masonry with modern masonry materials. Modern materials will introduce stresses into historic materials leading to premature deterioration and failure.

REPLACEMENT

- In cases where brick must be completely replaced, because of loss of the building, or severe deterioration of the existing fabric, and suitable re-claimed material cannot be found, new brick in a compatible colour, texture, size and composition may be considered.
- Concrete block or brick, modern brick, false stone, aluminum or vinyl siding will not be permitted in regulated areas.
- If modern masonry materials are being considered, they should be tested prior to application to ensure they will not damage historic materials.

INFILL

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

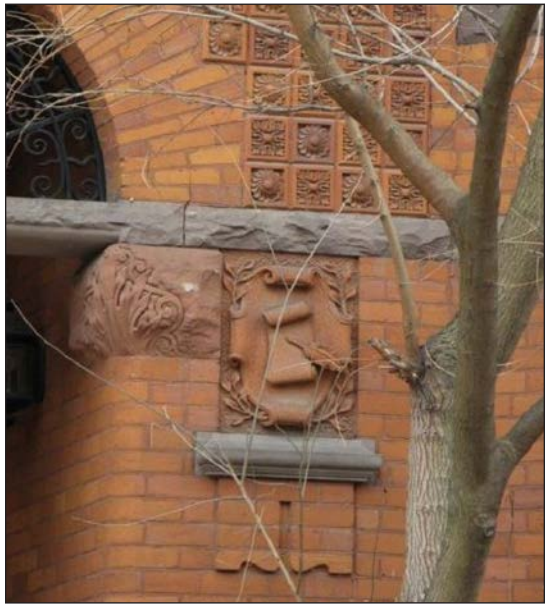
(above) Terra Cotta inset, sandstone figure, and sandstone capital and lintel

(middle) Polychromatic sandstone curved arch with carved sandstone keystone and carved sandstone collonettes and capitals.

(far right) A catalogue of masonry details artistically combined, inset terra cotta, sandstone and brick arches, stringcourses, carved sandstone, corbelling and ashlar and rusticated sandstone. The entrance is inset into the main wall of the house behind a round-headed arch.

(right) Recessed entrance, rusticated and carved sandstone capitals, and stringcourses, as well as foundations

(far right) Carved limestone inset



(right) No. 147, Edwardian Four Square using unusual clinker brick, borrowing from nearby house by Hamilton Townsend

(far right) No. 140, symmetrical Edwardian Classicism in unusual for Toronto, yellow brick, elegant porch with classical columns and door surround and fanlight

(top) Floral terra cotta inset

(middle) Terra cotta inset with flat stone arch

(bottom) Egg and dart frieze above lintel, terra cotta carved sandstone

8.4.2 UNGLAZED ARCHITECTURAL TERRA COTTA

Madison Avenue is rich with unglazed terra-cotta detail, and its conservation is very important. More research is needed to fully understand the history of these elements. It is highly likely that some was locally made and represents Toronto artists. For example Walter Allward, the sculptor of the Vimy Ridge war memorial in France, began his career designing terra cotta elements.

CONSERVATION

- Do not paint terracotta surfaces,
- Every effort must be made to avoid loss of terra cotta castings.
- Clean only when accumulated material is causing risk to the underlying materials, using least abrasive methods available.
- Sandblasting or use of high-pressure water blasting or harsh chemicals will not be permitted.
- Re-point brickwork or terracotta insets with traditional mortars that match the formulas of the existing mortars.
- Do not use modern hard Portland cement mortars for re-pointing, as it leads to the rapid deterioration of the adjacent terracotta.

REPLACEMENT

The small brick and terra cotta firms that made nearly all the unglazed terra cotta that appeared in the 1880s and 90s ceased to exist or ceased to make terra cotta by about 1907. For replacement materials there are few companies in North America still producing architectural terra cotta; the Boston Valley Terra Cotta Co. in Orchard Park, New York (near Buffalo) has manufactured new restoration (replacement) units for some Canadian commercial buildings, as well as numerous eastern US buildings.

The "catalogue" Terra Cotta Artful Deceivers, published by the Toronto Region Architectural Conservancy in 1990, contains a number of other short articles about terra cotta, along with photos of a number of terra cotta buildings in Toronto.

Preservation Brief 7: The Preservation of Historic Glazed Terra Cotta, Technical Preservation Services, National Park Service, U.S. Dept. of the Interior.
Website: http://www.nps.gov/history/hps/tps/briefs/brief07.htm

Ornamental Maintenance: An Architectural Primer on Terra Cotta. The Cooperator. Co-op and Condo Monthly. Website: http://www.nps.gov/history/hps/tps/briefs/brief07.htm

Architectural terra cotta manufacturers: Boston Valley Terra Cotta Company, Orchard Park, New York.
Website: http://www.bostonvalley.com/

Gladding McBean, Lincoln, California.
Website: http://gladdingmcbean.paccoast.com/

Rusticated stone foundation

8.4.3 FOUNDATIONS

CONSERVATION

Stone foundations are 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.
- Do not use masonry coatings, or cement over stonework, 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.

8.4.4 ROOFING

CONSERVATION

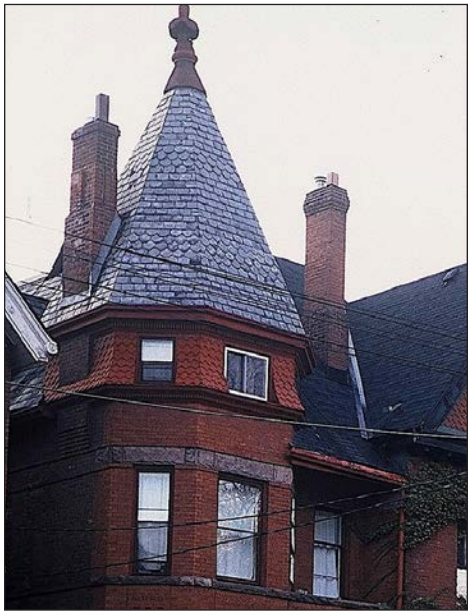
- Every effort should be made to retain the slatework, and where financially feasible, re-introduce the decorative elements.
- Maintain slate-work using qualified tradespersons, restore missing slates if feasible.

REPLACEMENT

- Slate is preferred where it can be demonstrated that this was the historic roofing material.
- 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.
- Do not use metal, or terra cotta tile roofing unless it can be demonstrated it was an original material.

(below) Surviving decorative slates on tower

(right) Slate fish-scale shingles on front facing gable



Terra cotta shingles on front face of eclectic Annex Style house, also note Queen Anne oriel window on side face, round headed windows, and rusticated stone base characteristic of the style

Damaged Terra Cotta Shingles at no. 37 Madison Ave.

8.4.5 TERRA COTTA SHINGLES

Many of the Annex Style houses have terra cotta shingles on the front gable, often with fish scale or other patterns.

CONSERVATION

- See Terra Cotta, Section 8.4.2 above
- Missing tiles can be replaced, see manufacturer's list under Terra Cotta

REPLACEMENT

See Terra Cotta, Section 8.4.2

8.4.6 WINDOWS

The Victorian and Edwardian 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 were used.

The Annex Style, "Bay-n-Gable", and the Edwardian houses generally have large, and tall, one over one, double hung sash windows, with sash-cords, pulleys and counter-weights. The Annex Style and Edwardian often have subdivisions or leading in the upper sash. Storm windows may sometimes have divisions, using less expensive 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 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.

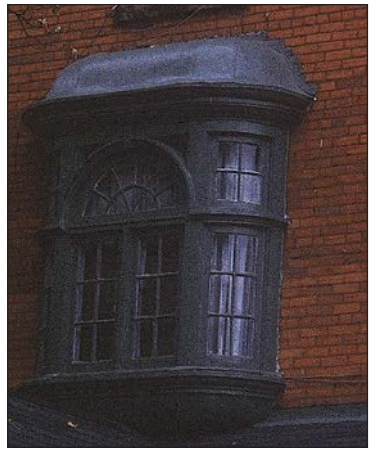
A challenge in introducing modern double or triple glazed sealed units into heritage buildings is that the muntin bar needed to cover the silver sealed unit frame is usually wider than the traditional bar for single glazing.

CONSERVATION

- Do not remove repairable or operating original wood or stained glass windows.
- Repair using similar materials.
- Conserve old glass.
- Attain thermal improvement by installation of storm windows either on the interior or exterior. Do not use vinyl or aluminum storm windows.
- Use weather-stripping systems designed for heritage windows.

REPLACEMENT

- If determined by a conservation expert that the original windows cannot be restored, or if already lost, replacement windows should match size, proportion, division, materials and location of originals.
- In cases where windows must be replaced, painted wood windows are preferred to allow for restoration of an appropriate colour scheme to the building.
- Every effort will be made to preserve stained or leaded glass features, using qualified craftsmen to execute work.
- Conserve historic glass and re-install in new sash as possible.
- Do not introduce new window openings or skylights on the front elevations.

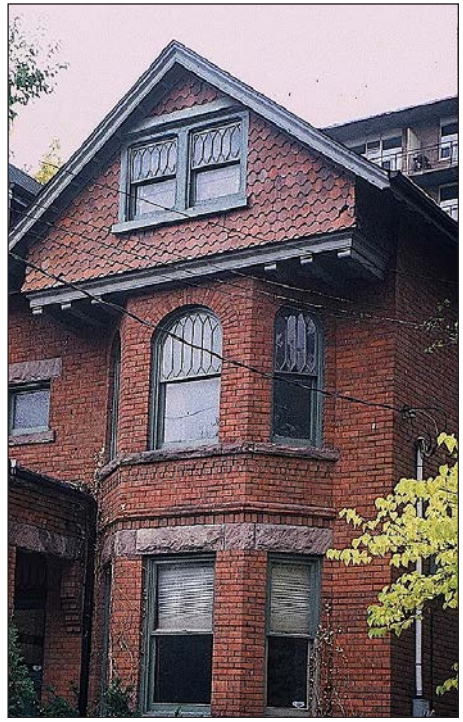


(above) Leaded glass casement at no. 138

(above middle left) Stained glass lites are common

(above middle right) Queen Anne style oriel window

(above far right) Simple one/one double hung windows are common



Windows with tracery in upper sash

- Do not use replacement windows that increase the frame or sash size of the original window.
- Where the panes in a sash are not subdivided double glazed sealed units may be introduced.
- Vinyl and aluminum windows are not permitted.

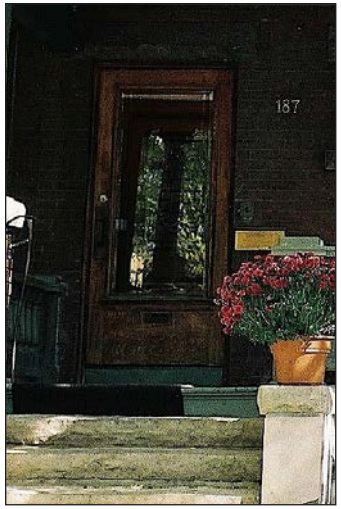
8.4.7 DOORS

CONSERVATION

- Maintain original wood doors wherever possible.
- Retain transom windows.
- Thermal upgrade of existing doors can be undertaken by installing astragals and weatherstripping.

(below) Simple wood door with large single light, and transom, in recessed Romanesque arched entrance, note terracotta columns supporting the arch and stained glass window

(below right) Edwardian door, with beveled glass



REPLACEMENT

• Where doors have been lost, use evidence from adjoining properties, preferably by the same builder, as a guide to finding appropriate replacement doors.

• Modern metal doors or modern manufactured doors are not permitted.

A case where the second storey porch is original and has been well maintained, a wooden railing would be preferred on front steps.

8.4.8 PORCHES

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

CONSERVATION

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

RESTORATION/REPLACEMENT

- Plain square pickets and handrails are preferred if information on original shape of baluster and handrails is not available.
- Paint woodwork.
- Match original woodwork when replacing missing elements, if information is 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.

- The restoration of an earlier porch is permitted if evidence can be produced that such a porch existed.
- Metal railings, concrete steps, concrete slabs, open risers will not be permitted, unless part of the original elements of the building.
- Maintain existing historic railing heights.

(above) Two Edwardian houses on Spadina Avenue, one in original condition with porch and original windows, one inappropriately altered by covering elements in aluminum siding, and installation of aluminum windows

(above right) Beautifully maintained Edwardian porch with gracious wood overhangs, removal of aluminum from the soffit and fascia would enhance the house

(right) Spectacular Annex Style porch, ornate woodwork and Queen Anne tower form, Romanesque entrance recessed into volume of the house with round arch, rusticated stonework base

(far right) Stone or concrete steps, and rusticated stone sidewalls appropriate on this recessed Annex Style entrance

(right) Encourage re-opening of front porches, Spadina Road example

(far right) Recessed sleeping porch at no. 37 Madison Avenue, on the first known example of the Annex Style, note concrete or stone steps blending into rusticated stone base of the residence

8.4.9 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 are well screened with landscaping.
- Destruction of heritage fabric of porches to create basement entrances will not be permitted

(right) Less disruptive example of a basement entrance alteration, that preserves the heritage attributes of the porch

(far right) Spadina Road example of a basement entrance that has severely compromised the heritage attributes of the front porch

8.4.10 WOODWORK, DECORATIVE ELEMENTS

The decorative woodwork is an essential heritage attribute of the street.

CONSERVATION

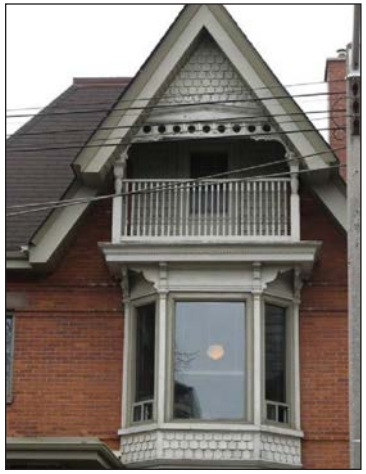
- Encourage preservation of all woodwork through regular maintenance, and painting.

- Encourage uncovering of hidden decorative materials.
- Do not introduce aluminum, vinyl or plywood; where extant, their removal is encouraged.

REPLACEMENT

- The replacement of missing woodwork should be informed by photographic documentation of the original house, or if such information is not available, use houses by the same builder or architect in the area as a guide.

Comparison of two soffits, Spadina Road examples: Important heritage attributes have been covered or lost in the left photograph, often removal of the siding will reveal sufficient original material underneath to allow for restoration.



(right) Decorative bay window, sleeping porch, gable with fish-scale wood shingles and circular turned fretwork

(far right) Fish-scale wood shingles

8.4.11 PAINT

As noted above the City of Toronto does not regulate paint colours in HCDs, however the following advice is offered for the benefit of property owners wishing to use appropriate paint colours on their houses. However, painting of previously unpainted surfaces requires review and approval.

In districts with consistent architectural character the overall appearance of the district is strongly enhanced when houses are painted in original colours 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 often 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 or rows 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.

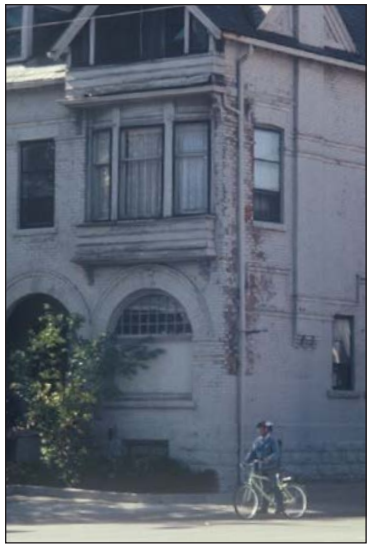
8.4.12 GUTTERS, EAVESTROUGHS AND RAIN WATER LEADER

As noted above, the City of Toronto does not regulate the installation of eavestroughs, or downspouts in HCDs. 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 is encouraged.
- Do not damage or obscure heritage features when installing drainage systems.

(right) A fine Annex Style house on Spadina Avenue, note damage to masonry caused by combination of painting of brickwork and poor roof drainage

(far right) Adjacent similar houses are greatly enhanced by using similar paint schemes, creating visual harmony along the street



8.5 Landscape/Streetscape

8.5.1 FENCES

The early photographs of the north end of street show no fences. Some cast iron fences may have been associated with the Annex Style houses as photographs of other houses of this period in other parts of the city show low iron fencing, sometimes on stone or brick bases.

- Avoid fences wherever possible
- Open gardens without fencing are preferred. If fences are unavoidable:
  - Fences or hedges should not impede view of front garden or views along houses.
  - Transparent fences preferred, preferably black cast iron work, maximum height 3 feet
  - Chain link, or wood fencing, particularly solid boarding will not be permitted.

(left) Handsome, delicate, transparent, low iron fencing

(middle) Iron fencing on low stone wall

(right) Low stone wall with low iron fencing at corner

8.5.2 FRONT GARDENS

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

Streetscape with bollards, grassy boulevard and well developed tree canopy

8.5.3 BOULEVARD

- Maintain boulevard and trees with continuous grass surface.
- Removal of paved areas in front of buildings and on boulevard is encouraged.

8.5.4 TREES

- Street trees should retain the historic pattern of regular spacing, and be of mixed species as originally found on the street.
- Replace trees as they age with like species to maintain tree canopy.

8.5.5 PARKING

- Access parking at rear using side driveways.
- Limit parking to rear yard and on-street.
- New front yard parking, garages facing into the street will not be permitted.
- Eliminate front yard parking as possible.

(left) Front driveway and depressed garages facing into the street is disruptive to the streetscape, damages trees

(middle) Wide boulevard, side driveway to access rear parking

(right) Front yard parking disruptive to streetscape

8.5.6 CITY OF TORONTO HCD POLICY 14

Where the roadways, sidewalks or right-of-ways of an HCD are identified as attributes of the district, public works should be planned with regard for the HCD Plan and accepted conservation standards and guidelines, consistent with the *Ontario Heritage Act*.

8.5.7 PAVING

Historical evidence, as in a 1920s streetscape photograph supports the existing width of asphalt paving.

8.5.8 LIGHTING

- Research is needed to determine what, if any, street lighting existed historically.
- Prior to changing street lighting research to be undertaken by the City of Toronto to determine whether there is an earlier fixture that would be more compatible with the heritage character of the street.
- If evidence exists to support its presence, pedestrian oriented street lighting could be added.
- In the absence of information on original fixtures, an appropriately scaled modern lamp should be used.

8.5.9 MECHANICAL SERVICES/ENERGY RETROFIT

Madison Avenue has some of the best examples of 19th century buildings designed to fit the Toronto environment, built at a time before building comfort depended on high performance mechanical equipment. By design, dwellings take the best advantage of available light, conserving energy through thermal mass, cross ventilation, shade devices such as porches, tree planting, building location and orientation, and the use of such features as the sleeping porch.

In considering alterations to a property to improve the energy performance of the envelope, ensure that the changes do not alter the heritage attributes of the building as they relate to the public realm or inadvertently cause deterioration of the historic building fabric. Advice of a member of the Canadian Association of Heritage Professionals is recommended prior to making alterations to ensure that energy retrofits do not negatively impact traditional building science.

All changes to windows, doors, masonry, woodwork, mechanical equipment and other items included in this Guideline must conform to the Heritage Conservation District Guidelines in all respects. For example, in the case of surviving wood or stained glass windows, wood or interior storm windows and weather-stripping may be used to increase performance. Another potential example might be the addition of solar panels to the roof, permitted provided they are not visible from the public realm.

- Visible mechanical equipment such as transformers, external and fixed air-conditioning units, utility meters or solar panels in the front gardens or on the fronts of buildings are not permitted, except where it can be demonstrated that there are no feasible alternative locations.
- Planting may be considered to screen required devices when other locations are not available.

8.6 Demolition

Demolition of contributing properties in the district will not be permitted. Application for demolition permits will be refused except in exceptional circumstances such as a structural instability or dereliction where 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" (see list of contributing properties in Section 9.3).

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

8.7 Additions and Alterations

Additions and alterations on a contributing property, as perceived from the public realm within the District, shall be physically and visually complementary with, subordinate to, distinguishable in terms of the form, appearance, materials and detailing and minimize the loss of District heritage attributes.

Complementary additions and alterations will physically and visually conserve or enhance the cultural heritage value and heritage attributes of the District. To be physically complementary refers to the use of materials and construction methods that do not detract from or damage heritage attributes. To be visually complementary refers to the selection of materials and design, massing, proportions and details so as to conserve and enhance the District's cultural heritage value.

Additions to contributing properties shall conserve the three-dimensional integrity of the contributing property and shall not exceed the height of the roof ridge of the primary structure. The design, massing and placement of additions should conserve the roof form and profile of the contributing building, as viewed from the public realm.

Alterations to restore documented lost heritage features are encouraged.

Additions and alterations to contributing properties, required to be carried out in accordance with current codes and standards pertaining to health, safety, security, accessibility and sustainability, shall strive to conserve the cultural heritage value and heritage attributes of the District and the integrity of the contributing property.

8.8 Infill Buildings

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 where infill occurs, new buildings in the district must be compatible in character, scale, spacing, rhythm on the street, setback, location, height, width, materials, proportion and placement of window openings, height of roofs and eaves, locations of entrance doors, and respectful of the surrounding buildings. Gables facing the street are encouraged. 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.

8.8.1 CITY OF TORONTO HCD POLICY 13

The reconstruction or restoration of historic structures within the district will be permitted only with thorough supporting research. Historical styles and stylistic elements should not be applied where they did not previously exist. New additions and construction will be distinguishable as new, however minor changes in keeping with the district character may be permitted.

8.9 Zoning in the District

As discussed in Part I: Study, Madison Avenue: Zoning Analysis in and Adjacent to the District (4.1.3) the scale of the zoning as set out in Zoning By-law 438-86 at the time of enactment of this Plan, being a height limit of 12 metres and densities that range from 1x lot area for residential uses and from 1.5x to 2x lot area for commercial land uses, is compatible with the existing heritage fabric. Rezoning of property in the District for higher heights and or densities will be required to demonstrate that such a by-law is not contrary to the Objectives of this Plan.

8.10 Replacement Buildings

Replication of lost buildings is discouraged except in instances such as in the loss of one half of a pair or where there is sufficient accurate documentary evidence and adequate financial resources to undertake a faithful copy, with the advice of a professional heritage architect who is a member of the Canadian Association of Heritage Professionals.

8.11 References

In the 1970s a research team photographed many properties in the Annex. These photographs are in the Annex Residents Association records, and a copy has been filed with Heritage Preservation Services, and with the City of Toronto Archives. Property owners seeking to re-instate missing elements may find reference to these photographs provides accurate restoration information.

8.12 Conservation Manual and Briefs

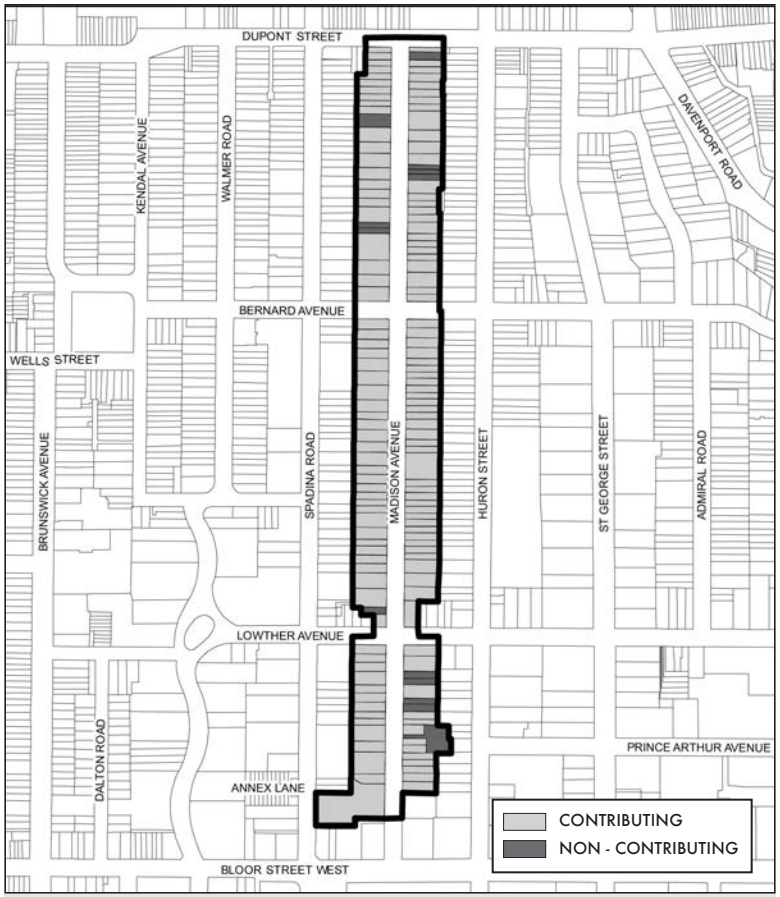
The above material guidelines are general, but more detailed technical information is needed. It is recommended that over the first 5 to ten 10 year period of the district a Conservation Manual be developed with more detailed information on best practices for conservation of the heritage fabric in the district. Detailed technical information can be obtained from recommended sources such as the U.S. Park Service Preservation Briefs, and English Heritage.

The City of Toronto has adopted Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. These standards will be applied.

9.0 District Attributes and Contributing Resources

9.1 Overview

All properties in the district are included in the HCD and are subject to the Heritage Conservation 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.



HERITAGE CONSERVATION DISTRICT

9.2 Definitions – Contributing & Non-Contributing Properties

Through review by the heritage architect and photographic analysis, all the properties in the area were assessed as either "contributing" or "non-contributing" to the heritage character of the streets.

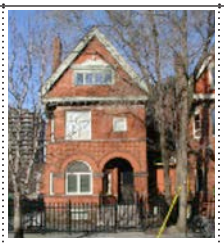
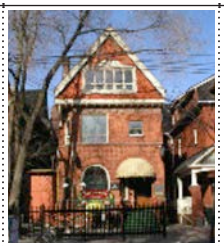
9.2.1 CONTRIBUTING

Properties with features that define the heritage character and which retain sufficient original heritage attributes to allow for preservation or restoration. Where the Statement of Contribution for the following properties refers to the actual or likely interior layout or interior features of a property, it is not the intent of this Plan to suggest that the interior layout or interior features of a property are subject to control or regulation under this Plan.

9.2.2 NON-CONTRIBUTING

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

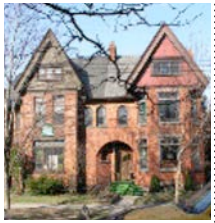
9.3 Heritage Inventory and Statements of Contribution

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
8		Burke and Horwood		Mr. Thomas Lee	1902-1908	Demolished/ never built?					Robert Hill for Horwood Collection reference
10				Joseph Huggard	1892	Demolished 1975		L			Ecology Park
12			Thomas Perkins	Thomas E. Perkins	1892	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a sidehall or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick w/ basketweave panels, rusticated stone foundations and ashlar sills, terra cotta shingling and details, front facing Queen Anne gable, recessed entry, and semi circular arches.	
14			Thomas Perkins	Thomas Perkins	1893	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a sidehall or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick w/ basketweave panels, rusticated stone foundations and ashlar sills, terra cotta shingling and details, front facing Queen Anne gable, recessed entry, and semi circular arches.	

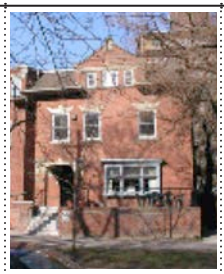
Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
16				William Oldham	1893	Annex	CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey asymmetric semi-detached building, with appearance of a centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, terra cotta shingling, front facing gable, recessed entry, and semi circular arches. Former sleeping porch has been filled in.	
18				John Scully	1893	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a turret corbelled from the front elevation. The 2.5 storey asymmetric semi-detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, terra cotta shingling and insets, carved sandstone keystone, front facing gable, recessed entry, and semi circular arches.	
20			George Hunter	Hon. Frank Smith	1893	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a sidehall or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, front facing gable, decorative woodwork, terra cotta insets and carved sandstone keystone, recessed entry, and semi circular arches.	

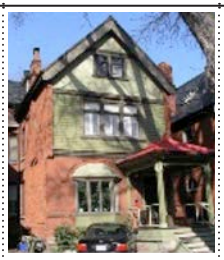
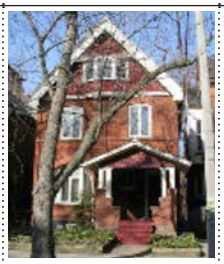
Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
22			George Hunter	Joseph Davidson	1892	Annex	CH	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey detached building with appearance of an assymetric centre hall plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations, lintels and ashlar sills, terra cotta shingling and insets, carved sandstone detailing and stained glass.	
24			George Hunter	George Hunter	1893	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a faceted tower at the corner. The 2.5 storey assymetric semi-detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations, lintels and ashlar sills, terra cotta shingling and insets, carved sandstone, front facing gable, recessed entry, and semi circular arches.	
26			George Hunter	George Hunter	1893	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey asymmetric semi detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, terra cotta shingling and detailing, front facing gable, recessed entry, and semi circular arches.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
28				John P. Bull	1892	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a side hall plan was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative slate shingling, front facing gable, recessed entry.	entrance door has changed
30			Wellington A. Wilson	George W. Suckling	1892	Annex/Bay n Gable	CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey asymmetric semi detached building, with appearance of a centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 as an Annex Style Bay n Gable and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative shingling on the front facing gable, side entry w/semi circular arch and sleeping porch.	
32			Wellington A. Wilson	Patrick Higgins	1892	Annex/Bay n Gable	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey asymmetric semi-detached building, with appearance of side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 as an Annex Style Bay'n'Gable and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, terra cotta shingling, front facing gable, recessed entry, and semi circular arches.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
34			Wellington A. Wilson	Wellington A. Wilson	1893	Annex	SH/ Altered addition to south		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The detached 2.5 storey building, with appearance of a side hall plan was constructed during the period of significance between 1885 and 1925 in the Annex Style with sufficient integrity to permit restoration. There is an addition to the south, and interior arrangements likely have been altered. Features representative of the Annex style include red brick, rusticated stone foundations and sills, Queen Anne front facing gablew/ wood shingles, stone entry porch, and semi circular arches.	
36			William Niddrie	William H. Niddrie	1889	Annex, Bay n Gable	CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey asymmetric semi detached building, with appearance of a centrehall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone sills, decorative slate shingling, Queen Anne front facing gable, and semi circular arch at the side entry.	
38			William Niddrie	William NiddrieOcc. W.A. Wilson	1889	Annex, Bay n Gable	SH	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey asymmetric semi detached building, with appearance of a side hall plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone sills, decorative slate shingling, front facing Queen Anne gable, recessed entry, and semi circular arches.	

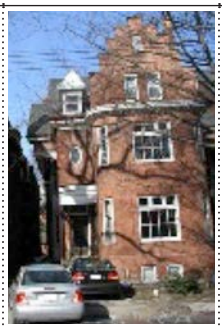
Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
40			William Niddrie	William Niddrie	1889	Queen Anne	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a side or centre rotated hall plan plan, was constructed during the period of significance between 1885 and 1925 in the Queen Anne style and retains sufficient integrity to permit restoration. Features representative of the Queen Anne style include turned porch wood work, asymmetric picturesque massing, decorative slate shingling, front facing gables.	Original Occ. Edwin/Edward Gooderham, corner Lowther
42											No structure / no address
44									–		No structure / no address
46									–		No structure / no address
48 Madison									–		No Structure / no address
50					1930/ 40's		SH		N	Built outside of the period of significance, compatible in its use of red brick, set back, front facing gable	Infill
52											No Structure / no address

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
54		Frederick H. Herbert	Edward Gearin	James Henderson	1905	Edwardian	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey architect designed detached building with appearance of a side or centre rotated hall plan plan constructed during the period of significance between 1885 and 1925 in Edwardian Style by an important architect of the period with sufficient integrity to permit restoration. Features representative of the Edwardian style include red brick, simplified form and restraint in detail, flat arched windows and entrances, ashlar stone accents, and parapet gable. Carved stone insets either side of entrance suggest a medical occupant.	Mentioned by Patricia McHugh, B.P. #165, 24 Dec-04 Addition to the south by Armstrong and Molesworth in 1976
56		Andrew L. Ogilvie		Alfred R. Williams	1898	Annex	CH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The building is a detached 2.5 storey assymetric centre hall plan constructed during the period of significance between 1885 and 1925 in the Annex Style with sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative terra cotta shingling, front facing gable, masonry entrance porch, semi circular arches, side porch and sleeping balcony.	
58				John Dubbins Duthie	1893	Annex	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The building is a detached 2.5 storey side hall plan constructed during the period of significance between 1885 and 1925 in the Annex Style with sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, terra cotta shingling, front facing Queen Anne gable. Porch is non-contributing.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
60		Gordon & Helliwell? b.p.#2376	William Clark	John R. Fisher	1911 cn/ 1893 by research team	Annex	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The building is a detached 2.5 storey side hall plan constructed during the period of significance between 1885 and 1925 in Annex Style with sufficient integrity to permit restoration. Features representative of the Annex style are red brick, front facing Queen Anne gable, and rounded arch above bay window. The porch and bay window appear to have been altered.	From bldg permit research, Nasmith
62				W. S. Thompson	c. 1891-2	Annex	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a side hall or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative terra cotta shingling and detailing, front facing gable, recessed entry, and semi circular arches.	
64		Chadwick & Beckett	John Fisker & Co.	John Fisker & Co.	c. 1893	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gabled dormer. The 2.5 storey asymmetric semi-detached building, with appearance of side or centre hall rotated hall plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and ashlar sills, decorative shingling, sandstone details, front facing gable dormer, entry porch, and semi circular arches.	Porch, 1893 Chadwick & Beckett Architects?

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
66			John Fisker & Co.	John Fisker & Co.	1891	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gabled. The 2.5 storey asymmetric semi-detached building, with appearance of side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, sandstone sills, front facing stepped parapet gable, recessed entry, and Sullivanesque Chicago style semi circular arches.	
68											No structure / no address
70			Joseph Nelson	George T. Ferguson	1890	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey asymmetric semi-detached building, with appearance of a side hall plan or centre hall rotated, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative terra cotta shingling, sandstone detailing, recessed entry, and semi circular arches, Queen Anne front facing gable over the sleeping porch, sideporch and oriel window.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
72			Joseph Nelson	Edward Y. Eaton	1890	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey semi-detached building, with appearance of a side or centre rotated hall plan plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative terra cotta shingling, front facing Queen Anne gable, sandstone detailing, recessed entry, and semi circular arches.	Vice President of T Eaton Co. Ltd. (Son of Timothy Eaton), joined firm in 1880
74				John O'Connor	1902	Queen Anne	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey symmetric semi-detached building, with appearance of a side hall or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Queen Anne Style and retains sufficient integrity to permit restoration. Features representative of the Queen Anne style include red brick, ashlar stone string courses and lintels, ornate woodwork, decorative cedar shingling, front facing bracketed gable.	no's 74 and 76 were built as a pair, the porches appear to have been built at separate times or have been altered.
76				Thomas Kirkwoood	1901	Queen Anne	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey symmetric semi-detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Queen Anne Style and retains sufficient integrity to permit restoration. Features representative of the style include red brick, ashlar stone stringcourses and sills, decorativecedar shingling, front facing bracketed gambrel roofed gable.	no 74 and 76 were built as a pair, the porches appear to have been built at separate times or have been altered.

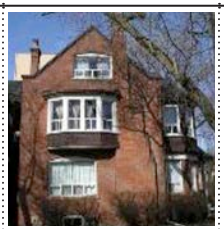
Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
78		F.H. Herbert	Charles R. S. Dinnick	Alexandrina/ George Anderson	1901	Queen Anne	CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with an architect designed house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Queen Anne Style and retains sufficient integrity to permit restoration. Features representative of the style include red brick, decorative terra cotta shingling on the front facing gable, elaborate turned wood porch and sleeping porch.	Permit Lists Charles A. Dinnick son of CRS Dinnick, who built several houses on Brunswick Avenue, and Sussex, 3 houses similar in plan with interesting variations in elevation
80		F.H. Herbert	Charles R. S. Dinnick	Augustus E Lange	1900	Queen Anne	CHR		C	This property contributes to the Toronto Annex streetscape of the District with an architect designed house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a centre rotated hall plan, was constructed during the period of significance between 1885 and 1925 by an important architect of the period, F.H. Herbert, in the Queen Anne Style and retains sufficient integrity to permit restoration. Eclectic features representative of the style include red brick, front facing stepped parapet gable, two storey curved masonry bay, italianate overhang and oval window.	Permit Lists Charles A. Dinnick son of CRS Dinnick, who built several houses on Brunswick Avenue, and Sussex 3 houses similar in plan with interesting variations in elevation
82		F. H. Herbert	Charles R. S. Dinnick	Charles R. S. Dinnick	1900	Queen Anne	CHR		C	This property contributes to the Toronto Annex streetscape of the District with an architect designed house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Queen Anne Style and by an important architect of the period, F.H. Herbert and retains sufficient integrity to permit restoration. Features representative of the style include eclectic form in red brick, 1/2 timbered front facing gable, two storey porch, may have had a sleeping porch.	Permit Lists Charles A. Dinnick son of CRS Dinnick, who built several houses on Brunswick Avenue, and Sussex 3 houses similar in plan with interesting variations in elevation originally 80 Madison

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
84				John MacKay	1904	Annex	CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and ashlar sills, decorative terra cotta shingling on front facing gable, carved sandstone details, recessed entry, and semi circular arches.	originally 92 Madison
86				William A. Charlton, lumber merchant	1903	Annex	CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative terra cotta shingling, front facing gable, recessed entry, and semi circular arches.	Originally no 94
88		R. Ogilvie (city inventory)		Edwin S Reade	1899	Annex	CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative shingling, front facing gable, recessed entry, and semi circular arches, Queen Anne woodwork and corner turret.	Originally no 96

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
90				William S. Griffin D.D.	1906	Annex	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rustic stone sills and lintels, Queen Anne faceted dormer, recessed entry, masonry porch, and sleeping balcony. Large non-contributing addition to the south was added during the period of HCD study.	Originally no 98, no 90, and 92 are similar and may have been built by the same builder
92				John Mackay	1901	Annex	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, stone sills and lintels, Queen Anne faceted dormer, recessed entry, masonry porch, and sleeping balcony.	no 90, and 92 are similar and may have been built by the same builder
94										Numbers 94 and 96 Madison existed from 1901 to 1905, however, in later years they became 86 and 88 Madison.	No structure / no address
96				Edmund Wragge	1911	Edwardian	CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey detached building with appearance of a centre hall rotated plan, constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian style include red brick, simplified form and restraint in detail, hipped roof, flat arched windows. The building appears to have been altered.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
98		B.P. 3238 indicates Darling Sproat and Pearson		William F. Giffin	c. 1896	Eclectic	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey detached building with appearance of a side or centre hall rotated plan, constructed during the period of significance between 1885 and 1925 in an eclectic style with sufficient integrity to permit restoration. Features representative of the Annex style include red brick, stone lintels and foundations. Eclectic features include a greek pediment gable, oval window, and flat headed windows.	Unusual pediment and oval window and gable– attribution may be as 102 & vice versa
100				Canada Landed & National Investment Co	1904	Edwardian/ Eclectic	SH/ altered		C	Even though it has been altered in a manner out of keeping with the District Guideline, this property contributes to the Annex Streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey detached Edwardian style building, with appearance of two semi detached side hall plans, was constructed during the period of significance, with sufficient original fabric to permit restoration. The roof line appears to be altered, but the building retains the following features representative of the Edwardian style, symmetrical layout, flat headed windows, simple robust form, hipped roof, brick quoins.	Severely altered, occupant Ross Morison, Prof.
102		Curry, Baker and Co.	Davidge & Lunn, Masons, Baumhard Carpenters	George Ross, barrister	1896/ 1900/	Queen Anne	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in an unusual eclectic style with a the front facing partly stepped parapet gable, bay windows, planar treatment, rusticated stone detailing, continuous stone lintels across entry and front bay windows. Addition on south east corner.	Mentioned in 1897 issue of CAB, Vol 10, Issue 2, Page 37 building permit 1896
104				James E Black 1904							No structure exists

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
106				George Royce	1892	Queen Anne	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Queen Anne include red brick, decorative shingling, front facing gable, and recessed entry, sleeping porch. Detail likely concealed under aluminum siding.	
108				William L. Mitchell	1903	Edwardian/ Queen Anne	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a side hall plan, was constructed during the period of significance between 1885 and 1925 in an eclectic style, with features similar to 102, 110 and "112"(105 Bernard). Shared features suggesting similar roots, are the front facing partly stepped parapet gable, cross gable roofs, bay windows, planar treatment, flat stone detailing. Fine Queen Anne faceted two storey bay.	similarities in roof form suggest 108, 110 and "112" may share the same builder or architect
110				John McLachlan	1904	Edwardian/ Eclectic	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a side hall plan, was constructed during the period of significance between 1885 and 1925 in an eclectic style, with features similar to 102, 108 and "112"(105 Bernard). Shared features, suggesting similar roots, are the front facing partly stepped parapet gable, cross gable roofs, bay windows, planar treatment, flat stone detailing.	similarities in roof form suggest 108, 110 and "112"share the same builder or architect

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
112										See 105 Bernard	now 105 Bernard/ similarities in roof form suggest 108, 110 and "112"share the same builder or architect
114					1903	Annex	CH	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of an asymmetric centre hall plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative shingling, front facing gable, recessed entry, and semi circular arches.	
116				Thomas Eakin	1908	Edwardian Classicism	CH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey detached building with appearance of a centre hall plan was constructed during the period of significance between 1885 and 1925 in Edwardian Style and retains sufficient integrity to permit restoration. Features representative of the Edwardian style include red brick, handsome porch with classical detail, hipped roof, simplified form and restraint in detail, flat arched windows.	
118											No structure / no address

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
120			John O'Connor	Kent & Caroline James	1909	Edwardian Classicism	CH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey detached building with appearance of a centre hall plan was constructed during the period of significance between 1885 and 1925 in Edwardian Classicist Style and retains sufficient integrity to permit restoration. Features representative of the Edwardian Classicist style include red brick, handsome porch with classical detail, hipped roof, simplified form and restraint in detail, flat arched windows.	
122											No structure / no address
124											No structure / no address
126											No structure
128 (??)				Peter Paterson	1890				C		No Structure
13											No structure / no address
132											No Structure / no address
136											No structure
138/or		Hamilton Townsend		William M. Douglas	1903	Eclectic, English Aesthetic Movement, California Clinker Brick	Villa, CH	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey detached villa with appearance of an assymetric centre hall plan constructed during the period of significance between 1885 and 1925 in Eclectic, English Aesthetic Movement style by an important architect of the period with sufficient integrity to permit restoration. Features representative of the English Aesthetic movement style include asymmetrical massing and door location, central chimney indicating a possible inglenook in the entry hall, and horizontal emphasis in windows and other detailing. The clinker brick is popular in similarly influenced houses in California. Gates and front garden wall important features.	OAA president, opposed to Toronto's Architectural Eighteen Club Reference, Contract Record, volume 14, Sept 1903

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
138 A/B					c. 1960				N	Non contributing structure, constructed outside of the period of significance, yet fits into the Annex streetscape of the District because of the use of red brick, as well as being similar in height and setback. Appears to have been built in severed side yard of no. 138.	Infill structure
140		William L. Symons		J. Fraser MacDonald	1902	Edwardian Classicism	CH	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey detached building with appearance of a centre hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style by an important architect of the period with sufficient integrity to permit restoration. Features representative of the Edwardian style include a handsome porch with classical detail, hipped roof, simplified form and restraint in detail, flat arched windows.	Symons was a member of Toronto's Architectural Eighteen Club
142											No Structure
144		Attr, Gordon West		Robert B. Rennig	1910	Queen Anne	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a side hall plan was constructed during the period of significance between 1885 and 1925 in the Queen Anne Style, one of three attributed to architect Gordon West and retains sufficient integrity to permit restoration. Features representative of the Queen Anne style ashlar stone sills, lintels and string courses, front facing gable, and cornertower bay.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
146		Attr, Gordon West		John H. Bastedo	1910	Queen Anne	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a side hall plan was constructed during the period of significance between 1885 and 1925 in the Queen Anne Style, one of three attributed to architect Gordon West and retains sufficient integrity to permit restoration. Features representative of the Queen Anne style, stone sills, lintels and string courses, bay windows, and a front facing gable and porch with decorative shingling.	*
148		Attr, Gordon West			1910	Queen Anne	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey detached building, with appearance of a side hall plan was constructed during the period of significance between 1885 and 1925 in the Queen Anne Style, one of three attributed to architect Gordon West, and retains sufficient integrity to permit restoration. Features representative of the Queen Anne style, hipped roof, italianate soffit, ashlar stone sills, lintels and string courses.	*
150				Frank A. Kent	1908	Queen Anne	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey detached building, with appearance of a side hall plan was constructed during the period of significance between 1885 and 1925 in the Queen Anne Style, and retains sufficient integrity to permit restoration. Features representative of the Queen Anne style, an assymetrical facade, stone sills, lintels and string courses, and a corner bay tower.	*

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
152				George Reedy	1910	Edwardian Classicism	CH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey detached building with appearance of a centre hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Classicist Style with sufficient integrity to permit restoration. Features representative of the Edwardian classicist style include a handsome porch with classical detail, hipped roof, simplified form and restraint in detail, flat arched windows.	
154											No Structure
156											No Structure
158				Jane W. Patterson	1890	Victorian, modified Bay'n'Gable	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a side or centre hall rotated plan was constructed during the period of significance between 1885 and 1925 in a modified Bay'n'Gable Victorian style. It retains sufficient integrity to permit restoration. Features representative of the Bay'n'Gable Victorian style include red brick, 2.5 storey high bay with a front facing gable with cedar shingling.	
160											No Structure
162				Thomas Layton	1910	Edwardian/ Queen Anne	CH			This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a centre hall plan was constructed during the period of significance between 1885 and 1925 in the Edwardian Queen Anne style, and retains sufficient integrity to permit restoration. Features representative of the Edwardian style are the simple proportions, the hipped roof with Italianate overhang and front porch. Queen Anne features include the assymetrical composition, the 1/2 timbered dormer, facetted corner window bay, and elliptical headed porch.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
164				F. Robin Smith	1904		?		N	Constructed during the period of significance between 1885 and 1925, and with a 3 storey house form building similar in height and front yard setback to its neighbours, it does not retain sufficient integrity to permit restoration, and is therefore listed as non-contributing.	Altered beyond recognititon
166				Wm. G. Fischer	1909	Edwardian	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey symmetric semi detached building with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian style include red brick, handsome porch with classical detail, hipped roof, simplified form, sash windows, restraint in detail, flat arched windows.	
168				Joseph Rosser	1910	Edwardian	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey symmetric semi detached building with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian style include red brick, handsome porch with classical detail, hipped roof, simplified form, sash windows, and restraint in detail, flat arched windows.	
170				John Drummer	1906	Edwardian/ Queen Anne	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours with a front facing gable. The 2.5 storey detached building with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian style include red brick, handsome porch with classical detail, simplified form and restraint in detail, flat arched windows with a Queen Anne front facing gable.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
172				John O'Connor	1906	Edwardian/ Queen Anne	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours with a front facing gable. The 2.5 storey detached building with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian style include red brick, handsome porch with classical detail, simplified form and restraint in detail, flat arched windows with a Queen Anne front facing gable.	
174-6					1909	Edwardian	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey symmetric semi detached houses with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian style include simple brick, handsome porch with classical detail, simplified form and restraint in detail, flat arched windows.	
178					1908	Edwardian	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey symmetric semi detached houses with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian style yellow brick, handsome porch with classical detail, simplified form and restraint in detail, flat arched windows.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
180					1908	Edwardian	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey symmetric semi detached houses with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian style yellow brick, handsome porch with classical detail, simplified form and restraint in detail, flat arched windows.	
182					1908	Edwardian	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey symmetric semi detached house with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian style, simple brick, handsome porch with classical detail, simplified form and restraint in detail, flat arched windows.	
184					1908	Edwardian	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey symmetric semi detached house with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian style simple brick, simplified form and restraint in detail, flat arched windows.	
	DUPONT										
	BLOOR STREET										
5		Edmund Burke		Christina Abell, John Abell		Demolished					
7				Elias Slaight		Demolished					Vacant, city parking

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
9				Elias Slaight	1893	demolished					Vacant, city parking
11				Rev. William Wallace	1891	Queen Anne, Bay n Gable	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a side hall plan was constructed during the period of significance between 1885 and 1925 in a modified Bay'n'Gable Queen Anne style. It retains sufficient integrity to permit restoration. Features representative of the Bay'n'Gable style include red brick, 2.5 storey high bay with a front facing gable. The porch is non-contributing.	
13				Rev. William Burns	1891	Queen Anne style	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with with an unusual front chimney breast and hexagonal dormer. The 2.5 storey asymmetric semi detached building, with appearance of a side hall plan, was constructed during the period of significance between 1885 and 1925 in the Queen Anne Style and retains sufficient integrity to permit restoration. Features representative of the Queen Anne style include eclectic massing, complex roof line, red brick, flat arched windows.	
15				Rev William Burns	1891	Queen Anne style	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gabled dormer. The 2.5 storey asymmetric semi detached building, with appearance of a side hall plan, was constructed during the period of significance between 1885 and 1925 in the Queen Anne Style and retains sufficient integrity to permit restoration. Features representative of the style include complex patterned red brick, large front facing gable with terra cotta shingling and Palladian window.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
17			Andrew Nelson	Andrew Nelson	1892	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey asymmetric semi-detached building, with appearance of side hall or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include complex patterned red brick, rusticated stone foundations and sills, terra cotta shingling, front facing gable, carved sandstone, basketweave terra cotta, recessed entry, and semi circular arches.	
19			Andrew Nelson	Andrew Nelson	1892	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 3 storey asymmetric semi-detached building, with appearance of side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, basketweave terra cotta, egg and dart terra cotta, carved sandstone, recessed entry, and semi circular arches.	
21				Wm. R. Cowell	1892	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a small front facing gable. The 2.5 storey asymmetric semi-detached building, with appearance of side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include complex patterned red brick, rusticated stone foundations and sills, ashlar lintels, sandstone trim, terra cotta insets, recessed entry, and semi circular arches.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
23				Wm. R. Cowell	1892	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey asymmetric semi-detached building, with appearance of side hall or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills,terra cotta insets, carved sandstone, terra cotta shingling on the Queen Anne front facing gable, recessed entry, and semi circular arches.	
25									N		
27		Henry Simpson		Jane and Margaret Stewart	1893	Annex Style/ Arts and Crafts	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a faceted turret. The 2.5 storey detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 by an important architect of the period, Henry Simpson, in a restrained take on Annex style with some Arts and Crafts touches, and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, the long rusticated sandstone lintel uniting the recessed entry and the living room window, with a row of egg and dart terracotta decoration set above. Arts and Crafts touches include the front facing chimney, the bay and turret with bell shaped roof and slate shingling with high windows nested into the roof.	From Bigraphical Dictionary of Architects in Canada, Henry Simpson MADISON AVENUE, near Lowther Avenue, residence for Jane Stewart, 1893 (C.R., iv, 25 May 1893, 1; C.A.B., ix, April 1896, illus. Note that no 1, built in 1891 has similar elements of the chimney and roof dormer.

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
29			Walter G. Slocombe	Walter G. Slocombe	1893	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a faceted corner tower bay. The 2.5 storey asymmetric semi-detached building, with appearance of a side hall or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include complex patterned red brick, rusticated stone foundations, lintels and sills, recessed entry, and semi circular arches.	
31			Walter G. Slocombe	John B. McKay	1893	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey asymmetric semi-detached building, with appearance of side hall or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include complex patterned red brick, rusticated stone foundations and sills, front facing Queen Anne gable, recessed entry, and semi circular arches. Siding is non contributing.	
33					c. 1940	Later infill	SH		N	Built outside of the period of significance, compatible in its use of front facing gable	
35					c. 1940	Later infill	SH		N	Built outside of the period of significance, compatible in its use of front facing gable	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
37		Edward J. Lennox	Lewis Lukes James Works, Carpenter	Lewis Lukes	1891, SPEC'S DATED 1886, 7	Annex,	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a side or centre hall rotated plan was designed by an important architect of the period, E.J. Lennox during the period of significance between 1885 and 1925, was the first example of the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills,decorative shingling, front facing gable, sleeping porches, a recessed entry, and semi circular arches.	Infill has occurred either side and obscures some of the detail facing into the former side gardens.
39 Madison					C, 1940	Leaside neo Tudor	SH		N	Built outside of the period of significance, compatible in its use of front facing gable	
41					c. 1940	Leaside	SH		N	Built outside of the period of significance, compatible in its use of front facing gable	
43					1898	Edwardian Classicism	CH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey detached building with appearance of a centre hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian style include red brick, handsome porch with classical detail, simplified form and restraint in detail, flat arched windows, brick quoins.	1908, Roland Graydon builder occupant in

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
45					1903	Edwardian. Queen Anne w/Front Face Gable	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, a front facing gable and a two storey bay window turret. The 2.5 storey detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925, and retains sufficient integrity to permit restoration. Features representative of the Edwardian Style style include red brick, decorated - timbered front facing gables, on both the roof and the projecting porch with woodposts on brick piers, and flat headed windows.	This reference was found in Biographical Dictionary of Architects in Canada for Architect James Arthur Harvey, LOWTHER AVENUE, at Madison Avenue, for Robert C. Vaughan, 1903 (Toronto b.p. 1356, 26 June 1903) It may apply to this house, or to the house at the north west corner.
	LOWTHER AVE.										
47		Eden Smith	E. Wickham for Thomas Andrews	Joseph Cozens	1906	Arts and Crafts	CH	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building with appearance of an assymetric centre hall plan constructed during the period of significance between 1885 and 1925 in an Arts and Crafts style by an important architect of the period, Eden Smith, with sufficient integrity to permit restoration. Features representative of the Arts and Crafts style include the assymetric composition, absence of machine made mass produced detail, emphasis on the horizontal, faceted turret with high windows and low sloped roof, hipped steep main roof, and stuccoed bay windows.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
49				George Crane	c. 1889-92	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, terra cotta shingling, front facing gable, recessed entry, and semi circular arches.	later garage and second floor addition to north
51			S. H. Graydon	James F. Gray	1902	Edwardian/ Queen Anne	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Edwardian, Queen Anne Style and retains sufficient integrity to permit restoration. Features representative of the Edwardian Queen Anne style include simplified brickwork, ashlar stone lintels and sills, front facing 1/2 timbered gable, recessed entry.	
53											No Structure
55				Samuel Platt	1896	Annex	CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, recessed side entry, and semi circular arches. Roof addition is a non-contributing element.	
57											No Structure
59											No Structure

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
61				John Fisher	1891	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey asymmetric semi detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, corbelled bay, rusticated stone foundations, lintels and sills, terra cotta shingling, front facing gable, recessed entry, and semi circular arches.	
63				John Fisher	c. 1893	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with an octagonal corner tower. The 2.5 storey asymmetric semi detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations, lintels and sills, cast terra cotta, front facing porch gable, recessed entry and semi circular arches.	
65			Wellington A Wilson	Wellington A Wilson	1891	Annex/Bay n Gable	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey asymmetric semi-detached building, with appearance of side hall or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Bay n Gable Style and retains sufficient integrity to permit restoration. Features representative of the Bay n Gable are the full 2.5 storey bay with steeply pitched front facing gable. Features representative of the Annex style include red brick, basket weave brick, front facing gable, recessed entry, and semi circular arches.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
67			Wellington A Wilson	Wellington A Wilson	1891	Annex/Bay n Gable	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey asymmetric semi-detached building, with appearance of side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Bay n Gable Style with Annex style detail and retains sufficient integrity to permit restoration. Features representative of the Bay n Gable are the full 2.5 storey bay with front facing gable. Features representative of the Annex style include red brick, recessed entry, and semi circular arches.	
69		Robert Heath	Andrew Nelson	Alexander B. Smith	c.1893/ 1896	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey asymmetric semi detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, brick corbelling, rusticated stone foundations and sills, terra cotta shingling and insets, front facing dormer gable, brick corbelled bay, recessed entry, and semi circular arches.	Owner supervisor of construction, CNW telephone, still occupant in 1908
71		Robert Heath	Andrew Nelson	Robert M. Hobson	1896	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey asymmetric semi detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, terra cotta shingling and castings, sandstone detail, front facing gable with sleeping porch, recessed entry, and semi circular arches.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
73				Mary J. Begg/ Bett?	1901		SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey symmetric semi detached building except for the front window variation, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and ashlar sills, terra cotta shingling, front facing gable with terra cotta shingling, recessed entry. There may have been a sleeping porch, similar to the houses to the north.	
75				Elizabeth Dawson	1901	Annex	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey symmetric semi detached building except for the front window variation, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and ashlar sills, terra cotta shingling, front facing gable with terra cotta shingling, recessed entry. There may have been a sleeping porch, similar to the houses to the north.	
77			Richard A. Graydon	William R. Tudhope	1901	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey symmetric semi detached building except for the front window variation, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, terra cotta shingling, front facing gable,turned wood detail porch, recessed entry, sleeping porch.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
79			Richard A. Graydon	James Walker	1901	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey symmetric semi detached building except for the front window variation, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, terra cotta shingling, front facing gable, recessed entry. There may have been a sleeping porch, similar to the houses to the north. Sleeping porch appears to have been altered with trellis.	
81				William Melville,219 Brunswick	1893	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a bay turrett. The 2.5 storey asymmetric semi-detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, checkerboard sandstone, parapet side gable, rusticated stone foundations and sills, recessed entry, and semi circular arches.	
83				William Melville,219 Brunswick	1893	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a circular Romanesque tower element. The 2.5 storey asymmetric semi-detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, checkervoard sandstone, rusticated stone foundations and sills, parapet side gables, circular Romanesque tower, and recessed entry.	The porch appears to be a later addition.

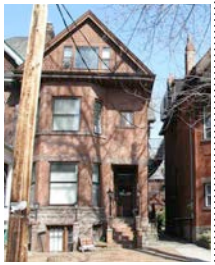
Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
85 Madison											No present structure
87											No structure
89											No structure
91											No structure
93, 95, 97, 99		Langley & Langley		Moses Cohen	1907	Edwardian Classicism	Apartment Block	L	C	This property contributes to the Toronto Annex streetscape of the District with an apartment block building similar in height and front yard setback to its neighbours. The 3.5 storey apartment building was constructed during the period of significance between 1885 and 1925 in the Edwardian Classicist Style by and important architectural firm, Langley and Langley and retains near original integrity. The plan appears to be tenement, ie apartments which go full depth of building, two units per landing. Features representative of the Edwardian Classicist style include red brick, symmetrical arrangement of elements, simplified form, ashlar sills and string courses, and Italianate cornice and entrance canopies/balconies.	Small apartment block
101-3			Richard A. Graydon	Charles E. Dupont	1900	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable, similar in form and by the same builder as no.s 77/79. The 2.5 storey symmetric semi detached building with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative woodwork on front facing gable supported on heavy wood brackets, two storey porches and recessed entry.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
103			Richard A. Graydon	W. S. Battin	1900	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable, similar in form and by the same builder as no.s 77/79. The 2.5 storey symmetric semi detached building with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative woodwork on front facing gable supported on heavy wood brackets, two storey porches and recessed entry.	
105				George McMurrick	1900	Annex	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey detached building with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills,Queen Anne boarded front facing gable, and entry porch.	
107											No structure / no address

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
109		F. H. Herbert	Richard A. Graydon	Edward Taylor	1899	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable, similar in form and by the same builder as no.s 77/79, 101/103 and built by an important architect of the period, F.H. Herbert. The 2.5 storey symmetric semi detached building with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative terra cotta shingling, front facing half timbered gable, and entry porch. Porch has been altered, may have included a sleeping porch.	
111		F. H. Herbert	Richard A. Graydon	Richard A. Graydon	1899	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable, similar in form and by the same builder as no.s 77/79, 101/103 and built by an important architect of the period, F.H. Herbert. The 2.5 storey symmetric semi detached building with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative shingling, front facing gable, and entry porch. Porch has been altered, may have included a sleeping porch. The below grade garage entrance, an alteration, is a non-contributing element.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
113			John Sturdy	John Sturdy, 201 Brunswick Ave	1892	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a side hall or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, terra cotta insets, rusticated stone foundations and sills, front facing gable, recessed entry, sleeping porch and semi circular arches. Metal railing is non-contributing.	
115			John Sturdy	John Sturdy	1892	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a side hall or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative terra cotta shingling, leaded glass, front facing gable, recessed entry, and semi circular arches.	
117			John Sturdy	Mary Brown 396 Bathurst St.,	1892	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a side hall or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick(painted), rusticated stone foundations and sills, terra cotta insets, front facing gable, recessed entry, and semi circular arches.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
119			John Sturdy	Mary Brown, 396 Bathrust	1892	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. It appears to be a mirror image to no. 113. The 2.5 storey detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, terra cotta insets, rusticated stone foundations and sills, decorative terra cotta shingling, front facing gable, recessed entry, sleeping porch and semi circular arches. Garage is non-contributing.	
121				Jane Capreol	1895	Annex	CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a corner tower and two storey porch. The 2.5 storey asymmetric semi detached building, with appearance of a centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, side entry porch, and semi circular arches.	
123				John McKinnon	1895	Annex	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey asymmetric semi detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative shingling, front facing gable w/sleeping porch, recessed entry, and semi circular arches.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
125			Rogers Bros.	W. F. & John Rogers	1895	Annex	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey asymmetric semi detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative terra cotta shingling, front facing gable, and recessed entry. Non-contributing basement entrance.	
127			Rogers Bros.	Alfred Turner	1895	Annex	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey asymmetric semi detached building, with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative terra cotta shingling, and front facing gable.	Half round window above double entrance door into vestibule, and two storey porch suggests it may have been originally constructed as a duplex.
129											No Structure / no address

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
131		R. J. Edwards	Richard A. Graydon	Lewis A. Howard	1904/ 1902 BP 361,	Edwardian/ Queen Anne	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours with a front facing gable. The 2.5 storey detached building with appearance of a side hall plan constructed during the period of significance between 1885 and 1925, architect designed in Edwardian Style with Queen Anne touches and sufficient integrity to permit restoration. Features representative of the Edwardian period include red brick, simplified form and restraint in detail, porch with classical detailing and flat arched windows. The Queen Anne touches are in the projecting bay and oriel windows, as well as the decorated gable. Steel railing on porch roof is non-contributing.	131 A is a later entrance, suggesting internal subdivision.
133			Richard A. Graydon	William White	1901	Annex	CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable and side entrance. The 2.5 storey detached building, with appearance of a centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative wood shingling, front facing gable, and side entry. Non contributing railings on front elevation.	
135				Ernest S. Glassco	1902	Queen Anne	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours with a front facing gable. The 2.5 storey detached building with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Queen Anne Style with sufficient integrity to permit restoration. Features representative of the Queen Anne style include red brick, front facing gable, bay windows with pressed metal detail, flat arched windows.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
137-9				William S. Howard	1903	Queen Anne	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours with a front facing gable. The 2.5 storey detached building which contains two dwelling units with appearance of a side or centre hall rotated plans constructed during the period of significance between 1885 and 1925 in Queen Anne Style with sufficient integrity to permit restoration. Features representative of the Queen Anne style include red brick, asymmetric sloped roof, front facing gable and flat arched windows.	Side door entrance to upper floor, no 137, building appears to have been originally built as a single family home and subdivided.
139 Madison										Side View, no 139	
BERNARD AVENUE											
141	House fronts on Bernard Avenue										No structure / no address
143					Date unknown, estimated between 1923 and 1939	Period Revival			C	Even though it was not constructed in 1923, therefore likely constructed outside the period of significance, this property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. It and the house immediately to the south were built on lots severed from no. 145. This period revival house with appearance of a side hall plan appears to have been built before World War II.	No info,

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
145		Frederick H. Herbert	Dancy Bros.	William R. Wadsworth	1896	Annex	CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, carved sandstone detail, diamond shaped terra cotta shingling, front facing gable, recessed side entry, semi circular arches, oriel windows on north side.	For a Bank Manager,Toronto bp 1873, 17 April 1895 Lots either side severed from this property. Side entrance originally faced Bernard.
147					c. 1915	Edwardian 4 Square, California Bungalow inspiration	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours with a front facing gable. The 2.5 storey detached building with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian style include red brick, handsome porch with classical detail, hipped roof, simplified form and restraint in detail, flat arched windows. California inspired clinker brick adds a touch of whimsy to the usually restrained Edwardian Four Square approach.	
149											No structure / no address
151											No structure / no address

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
153			John E. Hughes	John J. MacKenzie	1895	Annex	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey symmetric semi detached building with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, terra cotta insets, rusticated stone foundations and sills, ashlar string course, decorative terra cotta shingling, front facing gable, entry porch.	
155			John E. Hughes	Harry J. Lewis	1895	Annex	SH/ CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey symmetric semi detached building with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative shingling, stained glass, front facing gable, entry porch. Second floor balcony railing is non-contributing, porch appears to have been altered.	
157			John E. Hughes	John A. McIntosh	1895	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey symmetric semi detached building with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, decorative shingling, front facing gable, recessed entry. French doors and railing non contributing.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
159			John E. Hughes	Joseph B. Allen	1895	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a front facing gable. The 2.5 storey symmetric semi detached building with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative shingling, front facing gable, recessed entry.	
161		Carrere and Hastings with Eustace Gl Bird		Edgar S. Burton	1907		CHR		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building with appearance of a centre hall rotated plan constructed during the period of significance between 1885 and 1925 in Edwardian Style by an important architect(s) of the period with sufficient integrity to permit restoration. Features representative of the Edwardian style include red brick, simplified form and restraint in detail, flat arched windows and entrances.	Research indicates architects, but the simple physical appearance suggests otherwise, or possible absence or plan substitution during construction.
163											No structure / no address
165				Stanley C. Petit	1909	Edwardian	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours with a front facing gable. The 2.5 storey detached building with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian style include simplified form and restraint in detail, flat arched windows. The porch has been replaced and is non-contributing.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
167					1909	Edwardian	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours with a front facing dormer with slate shingling. The 2.5 storey detached building with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian style include simplified form and restraint in detail, flat arched windows. The porch has been replaced and is non-contributing.	
169			William White, 2 Boswell Avenue	William White	1893	Annex	CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a corner turret. The 2.5 storey asymmetric semi detached building with appearance of a centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative terra cotta shingling, semi circular arches, front facing gable, side porch to side entry.	
171			William White	William White	1893	Annex	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a corner turret. The 2.5 storey asymmetric semi detached building with appearance of a side or centre hall rotated plan, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. Features representative of the Annex style include red brick, rusticated stone foundations and sills, carved sandstone details, decorative terra cotta shingling and details, semi circular arches front facing gable, recessed entry.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
173-5			William White	R & T Jenkins	1893	Annex		L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, with a corner turret and front facing gable. The 2.5 storey asymmetric building originally built as two semi-detached dwellings has been with appearance of side or centre hall rotated plans, was constructed during the period of significance between 1885 and 1925 in the Annex Style and retains sufficient integrity to permit restoration. The two dwellings have been combined into one 7 flat apartment block. Features representative of the Annex style include red brick, rusticated stone foundations and sills, decorative shingling, front facing gable, corner turret, semi circular arches and recessed entry.	Combined with 173 after construction into a 7 flat residence.
177											No structure / no address
179-181					c. 1970				N	Built outside the period of significance, differing in form, material colour, setback and height from neighbouring houses, with garage and driveway to street.	
183					c. 1970				N	Built outside the period of significance, differing in form, material colour, setback and height from neighbouring houses, with garage and driveway to street.	
185											No structure / no address

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
187 Madison				Robert McCallum, City Architect	1910	Edwardian/ Queen Anne	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours with a front facing gable. The 2.5 storey detached building with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian/Queen Anne style include red brick, handsome porch with classical detail, front facing gable, simplified form and restraint in detail, flat arched windows.	
189				Charles E. Levy	1908	Edwardian/ Period Revival	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours with a front facing gable. The 2.5 storey detached building with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian period include red brick, simplified form and restraint in detail, flat arched windows, ashlar stone work. Flemish parapet gable similar to no. 108 and 110.	Resembles others on street, 102 and 110
191		A. J. Rattray		Alfred & Susan Addison	1906	Edwardian/ Queen Anne	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours with a front facing gable. The 2.5 storey detached building with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style with Queen Anne touches with sufficient integrity to permit restoration. Features representative of the Edwardian/Queen Anne style include red brick, handsome porch with classical detail, simplified form and restraint in detail, hipped roof, flat arched windows, Queen Anne feature is the two storey faceted tower corner bay window.	B.P. # 48, 1909

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
193		Frederick H. Herbert			1900	Queen Anne	SH	L	C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours with a front facing gable. The 2.5 storey detached building with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Queen Anne Style by an important architect of the period, with sufficient integrity to permit restoration. Features representative of the Queen Anne style include red brick, projecting bay, ornate complicated form and massing, oriel window, front facing gable, elaborate turned wood porch, front facing gable, flat arched windows.	B.P. # 248, M
195					1907	Edwardian	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours.. The 2.5 storey detached building with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style with with some bungalow style touches with sufficient integrity to permit restoration. Features representative of the Edwardian style include simplified form and restraint in detail, flat arched windows in Californian bungalow style clinker brick. The corner bay windowand porch have been altered, and are now non-contributing.	
197-9					1907	Edwardian	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey pari of semi detached houses with appearance of side hall plans constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian style include simplified form and restraint in detail, flat arched window,handsome porch with classical detail. Bay window of no. 199 has been altered to french balcony.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
201					1908	Edwardian/ Queen Anne	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours with a front facing gable. The 2.5 storey detached building with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian/Queen Anne style include red brick, handsome porch with classical detail, front facing gablewith cedar shingles, simplified form and restraint in detail, flat arched windows.	
203					1908	Edwardian	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey detached building with appearance of a side hall plan constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian style include simplified form and restraint in detail, flat arched window,handsome porch with classical detail.	
205-7					1908	Edwardian	SH		C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. The 2.5 storey symmetric pair of semi detached houses with appearance of side hall plans constructed during the period of significance between 1885 and 1925 in Edwardian Style with sufficient integrity to permit restoration. Features representative of the Edwardian style include red brick, handsome porch with classical detail, hipped roof, simplified form and restraint in detail, flat arched windows. South porch has been altered and is a non-contributing element.	
209							SH		N	Altered to the point that integrity has been lost.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
211											No structure / no address
213											No structure / no address
215					c. 1908				C	This property contributes to The Toronto Annex streetscape of the District finishing with a three story mainstreet type building of residential space over a shop iwith a similar setback and materials to its neighbours. Constructed during the period of significance in Edwardian Style, retaining sufficient integrity to permit restoration. Features representative of the Edwardian Style are simple brickwork, with flat headed windows. Flashing at the roof line suggests a missing cornice. The corner bay window and entrance make a nice gesture to the corner and the transition between the commercial and residential street.	
114 Bernard					Estimated Between 1923 and 1939	Period Revival	CH		C	Even though it was not constructed in 1923, therefore likely constructed outside the period of significance, this property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours. It and the house immediately to the north were built on lots severed from no. 145 Madison. This period revival house with appearance of a centre hall plan, rotated in relation to Madison Avenue, appears to have been built before World War II.	

Street No's*	Photo	Architect	Builder	Original Owner	Date	Style	Type***	Lstd Des.	Cont/ Non Cont	Statement of Contribution	Remarks
104-106 Lowther	Madison elevation top, Lowther below			James E. Black	1904	Queen Anne	CHR (relative to Madison Avenue)			This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours with front facing gables, ontoboth Lowther and Madison Avenues. The 2.5 storey detached building with appearance of a centre hall rotated plan (relative to Madison), may have been built as a double dwelling, constructed during the period of significance between 1885 and 1925 in Queen Anne Style with sufficient integrity to permit restoration. Features representative of the Queen Anne style include complex massing and roof forms, cross gable, front facing gables with terra cotta shingling, oriel window on Madison has been modified. Rusticated stone base and sills.	"This reference was found in Biographical Dictionary of Architects in Canada for Architect James Arthur Harvey, LOWTHER AVENUE, at Madison Avenue, for Robert C. Vaughan, 1903 (Toronto b.p. 1356, 26 June 1903) It may apply to this house, or to the house at the south east corner. This house may have been built as a double dwelling. It has two addresses on Lowther. "
105 Bernard				org	1893	org	SH/ CHR	L	C	This property contributes to the Toronto Annex streetscape of the District	more research needed on this property
105 Bernard				Aletta Saunders	No date ???, Circa 1900, pre 1914	Edwardian, Eclectic			C	This property contributes to the Toronto Annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a side hall plan, was constructed during the period of significance between 1885 and 1925 in an eclectic Edwardian style with features similar to 108 and 110 Madison Avenue. Shared features, suggesting similar roots, are the front facing partly stepped parapet gable, bay windows, planar treatment, flat stone detailing.	more research needed on this property

** Madison Avenue was renumbered in the central section No's 80-104 several times during the 1890's making it difficult to determine the attributions of information of architects and builders to properties with certainty.*

** Other References; B.P. 14048, 1909 3 detached houses near Bernard, Gordon M. West architect, 1909,*

**** typological categorization is based on examination of the exterior of the building from the public realm, and on the assumed original construction. Variations are possible in the original structure or as a result of alterations*

9.4 Recommended Part IV Designations

Properties recommended for further study for Part IV Designation:

Nos. 37, 47, 54, 56, 60, 88, 102, 138, 140, because of their architectural design and potential for important surviving interior detail.

10.0 Implementation

10.1 Municipal Policy

For the implementation of the *West Annex Phase I Heritage Conservation District (Madison Avenue)*, City Council may consider the following actions:

The *West Annex Phase I Heritage Conservation District (Madison Avenue)*, with boundaries as illustrated in this report, be designated as a Heritage Conservation District (HCD) under Part V of the *Ontario Heritage Act*.

All individual properties within the District be added to the City of Toronto's Heritage Register 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 HCDs 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.

10.2 When No Heritage Permit is Required

Through the delegation by-law, (By-law 1005-2001) Council has determined that no heritage 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 heritage permit is not required in the above instances, property owners and residents are encouraged to conform to the spirit and intent of the Heritage Conservation District Guidelines.

10.2.1 DELEGATION OF AUTHORITY TO CITY STAFF

DELEGATION

(16) *The council of a municipality may delegate by by-law its power to grant permits for the alteration of property situated in a heritage conservation district designated under this Part to an employee or official of the municipality if the council has established a municipal heritage committee and consulted with it before the delegation. 2005, c. 6, s. 32 (6).*

SAME

> **(17)** *A by-law under subsection (16) may specify the alterations or classes of alterations in respect of which power to grant permits is delegated to the employee or official of the municipality. 2005, c. 6, s. 32 (6).*

In HCDs, City Council's delegation By-law 1005-2001 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 and 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 units, satellite dishes, 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.

10.3 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.

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

10.4 When City Council issues Heritage Permits

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

10.5 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 Local Planning Appeal Tribunal.

10.6 Heritage Conservation District Advisory Committee

The Annex 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 community input, liaison, and assistance to City staff reviewing applications for Heritage Permits, in the district. The committee will be informed of all applications in the District for work that is or may be inconsistent with these guidelines, prior to issue of Heritage Permits. The committee will also be the point of contact in the community for residents wishing to expand the district.

10.7 Property Standards

The City of Toronto's Property Standards By-Law (Toronto Municipal Code, Chapter 629, 43-49) requires property owners to maintain the heritage attributes of their properties.

11.0 ARA Community Research Team

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The study is indebted to architectural historian Robert Hill for his search through his building permit records to augment the community research.

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- Horwood Collection, Drawings for Residence of John Abell

Canadian Architect and Builder online at McGill University, http://digital.library.mcgill.ca/cab

Volume 9, Illustration No.4, Residence On Madison Avenue, Toronto, H. Simpson, Architect
Volume 1, Page 4, Letter to the Editor regarding Madison Avenue Sewer
Volume 1, Page 7, Residence, Of Rev. Prof. Gregg, Toronto,
Voume 3, Page 55, Notes On House-Planning. Mr. Edmund Burke

Ontario Land Registry Office

- Subdivision plans, including Plan M2, Plan Part of the East 1/2 of Lot No. 24 Con 2 from Bay in the Township of York

City of Toronto Archives

- Assessment records, various years from 1886 onward
- Building permits, various years
- City Council Minutes and Reports, various topics, including street names, annexation (1884)
- City Directories, various years, 1878 onward

- Cane Map of the City of Toronto, 1842
- Map, 1878 (Illustrated Atlas of the County of York)
- Goad's insurance maps for Photographs

Toronto Reference Library

- City Directories, various years
- Globe (digitized), articles re: 1884 Annexation
- City of Toronto, Boulton Atlas, plate 30 (1858)
- Photographs
- Folio of Toronto Guild of Civic Art papers, Founded 1897