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Submitted To:

Heritage Preservation Services, City of Toronto
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**233-235 Spadina Avenue, Toronto ON:
Property Nomination [Heritage Preservation Services] Appendices**

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This document has four parts:

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

Please additionally refer to the Property Nomination (Heritage Preservation Services) forms submitted in the e-mail on 18 April 2020 with this document.

Appendix A - Supporting Text:

Located on the east side of Spadina Avenue between Grange Avenue and Sullivan Street, 233-235 Spadina Avenue (Toronto) is a 2.5 storey house constructed in 1872. Architecturally, the property displays elements of Gothic Revival, Italianate, and Queen Anne styles. A high degree of craftsmanship is visible on the property, with intricate architectural details such as corbels, dentils, a dormer window, three of the original chimneys, polychrome brickwork, quoins, and other components still extant. Despite the current appearance of 233-235 Spadina Avenue (Toronto), I would like to advocate for the designation of this property under the *Ontario Heritage Act*. 233-235 Spadina Avenue (Toronto) is architecturally and contextually important within the history and evolution of Spadina Avenue.

The property first appears in City of Toronto Directories in 1872, though does not have an address assigned at this time. In 1873, the property was assigned the address 207 Spadina Avenue. This was renumbered to 235 Spadina Avenue in 1890. Between 1872 and 1907, the property was used as a single residence and between 1908 and 1914, the property was used as a funeral home by *F.W. Matthews & Co.* In 1915, the property is listed in the City of Toronto Directory as vacant. In 1916, the property appears to have been divided into separate units, with the formal division of the house into two addresses – 233 Spadina Avenue and 235 Spadina Avenue – occurring in 1918. Since 1918, a varying number of units have been associated with 233-235 Spadina Avenue.

Between 1903 and 1913, a 1 to 1.5 storey extension was constructed at the rear of the structure – likely built by *F. W. Matthews & Co.* which operated a funeral home at this address between 1908 and 1914. This rear extension – extant to date - has functioned as a garage, storage, and a small warehouse. Of note is that the rear extension does not appear in City of Toronto directories as a separate address (235 Spadina Avenue Rear (now 235B Spadina Avenue) until 1960, when the rear structure housed a mechanics garage. It is important to note that the rear extension appears to connect to the original structure at the rear of 235 Spadina Avenue (the northern section of the property) and a courtyard – with two large trees – is accessible via an unidentified laneway immediately west of 78 Sullivan Street. This unidentified laneway - in addition to other nearby laneways – allows for a view of the south (side) and east (rear) elevations of 233-235 Spadina Avenue, where the original polychrome brickwork (unpainted as of 18 April 2020) is still visible.

Despite the subdivision of the property, many exterior architectural details and much of the original structure is still extant. However, in recent years large signs have been mounted over the Spadina Avenue frontage of the property – obscuring many of 233-235 Spadina Avenue’s details from view. Notably, most of these signs consist of either a plywood base or have been mounted on large metal brackets, which – while obscuring most of the structure – appear to have caused limited damage to the structure itself. These advertising-related signs are not visible in Peter MacCallum’s 1984 photograph of the property (see Appendix C, Figure 2), where the property is noted to be

vacant. In addition to items mentioned above, other modifications of the external structure of 233-235 Spadina Avenue include:

- The removal of a balcony and/or railings which existed above the original entryway and porch structure (see Appendix C, Figure 7).
- The removal of a secondary balcony and porch which existed on the southwest corner of 233-235 Spadina Avenue (see Appendix C, Figure 2 (right hand side)). This would have been oriented towards Lake Ontario, and potentially designed to catch breezes. This has since been replaced with a small, one-storey commercial extension on the property, presently (as of 18 April 2020) home to *Big Trouble Pizza*.
- The creation of additional entrances in what were previously windows on the Spadina Avenue frontage of the property.
- The partial removal of the north chimney. At present, only the base of the north chimney is still visible on the northwestern corner of 233-235 Spadina Avenue's roof. However, three of the chimneys are still fully extant – one is visible near the southwestern corner of 233-235 Spadina Avenue's roof and two are visible on the east (rear) elevation. These chimneys appear to require repair and it is unclear to members of the public if these are presently connected to any active building ventilation systems.

Contextually, 233-235 Spadina Avenue is important within the history and evolution of Spadina Avenue. In the mid-to-late 19th century, Spadina Avenue had a notable presence of solely residential properties, interspaced and mixed with commercial properties. By the 1930s, many of these residential properties had been demolished and replaced with commercial blocks and large commercial buildings – including factories and warehouses – which are largely still associated with Spadina Avenue's built environment, character, and streetscape south of College Street. Of the

surviving properties which were initially residential on Spadina Avenue south of College Street, all have had some form of commercial-related modification. Furthermore, it is important to note that many of the 2-4 storey commercial buildings on Spadina Avenue contain residential-above-commercial spaces. In recent years, several of the larger buildings on Spadina Avenue – which were formally factories and warehouses – have been undergoing conversions to upscale living and office spaces. Presently, 233-235 Spadina Avenue exists in the southern section of Chinatown West – though abuts the Chinatown-Grange Park neighbourhoods, in addition to being in proximity to the Arts and Design District and/or Fashion (Garment) District.

Dating to 1872, 233-235 Spadina Avenue is one of the oldest¹ surviving properties on Spadina Avenue. Of particular interest and relevance to 233-235 Spadina Avenue is that in 1884 Spadina Avenue – between (present day) Dundas Street West and Queen Street West – had 8 large, detached houses² lining the street. These 8 properties were home to prominent Toronto businessmen, doctors, and lawyers and were constructed with a high degree of craftsmanship.³ ⁴ By 1924, only 2 of these properties were extant. As of 2020, 233-235 Spadina Avenue is the only extant example of the large, detached houses⁵ which previously existed on this stretch of Spadina Avenue.

Additionally of note is that 233-235 Spadina Avenue is physically setback in relation to surrounding buildings. This has similarities to both the Sir William Campbell

¹ 233-235 Spadina Avenue (1872) may be the oldest surviving property on Spadina Avenue. Notably, Spadina House – now a museum – dates to 1866, though is at 285 Spadina Road (City of Toronto 2020).

² This figure is including *Moor House* – the mansion of Dr. Henry H Moorhouse which was located at the northeast corner of Dundas Street West and Spadina Avenue, and which was demolished in the early 1920s. See Appendix C, Figure 11 for a photograph of *Moor House*.

³ Dr. William Winslow Ogden (July 1837 - 22 April 1915) – an influential public administrator and physician in Toronto – resided on this stretch of Spadina Avenue – at 184 Spadina Avenue – for several decades. Of note is that Ogden Junior Public School - located nearby at 33 Phoebe Street, Toronto – is named after Dr. Ogden due to his 4 decades of administrative work with the Toronto School Board.

⁴ Other residential properties along this stretch of Spadina Avenue display a range of architectural styles. See Appendix C, Figures 10 (background) and 13 for reference.

⁵ A selection of photos depicting the other large, detached houses (now demolished) on Spadina Avenue between (present day) Dundas Street West and Queen Street West has been included in Appendix C, Figures 10-12.

House⁶ (1822) (160 Queen Street West, Toronto) and the Farr House (1847) (905 Queen Street West, Toronto) – both of which have been the subjects of notable restoration projects. When constructed, 233-235 Spadina Avenue was part of a series of 4 large, detached homes – a subgroup of the 8 large, detached houses mentioned above. This is visible in the 1884 edition of *Goad's Atlas of the City of Toronto: Fire Insurance Maps* (see Appendix C, Figure 14 for reference). Each of these 4 properties were notably setback a distance from Spadina Avenue. Furthermore, the property is noted in City of Toronto Directories from the 1870s to late 1890s to have had “private grounds,” indicating the presence of gardens and yards. As noted above, by 1913 the eastern (rear) section of these private grounds was built on and became the 1-1.5 storey structure presently known as 235B Spadina Avenue.

Between the late 1910s and late 1960s, 233-235 Spadina Avenue had been divided into a mix of 2 to 6 commercial and residential units. Several businesses appear at 233-235 Spadina Avenue in City of Toronto directories during the mid-twentieth century, including fashion designers, fur shops, seamstresses/tailors, publishing companies, and workers' unions – in addition to residential unit listings. In Peter MacCallum's 1984 photograph, 233-235 Spadina Avenue is notably vacant. In recent years, 233-235 Spadina Avenue has been home to a jeweler and watchmaker, a shoe store, a trinkets store, and a *Western Union* – in addition to a number of art galleries and small restaurants. Tenants appear to have had a frequent turnover rate. However, of note is that *China Arts City Ltd.* - a business that sells East Asian arts, bonsai trees, and crafts – has been a tenant of this property for over a decade and their business name is additionally visible on a sign on the laneway frontage of 235B Spadina Avenue. As of 18 April 2020, the upstairs of 233-235 Spadina Avenue appears to be vacant – with imagery on Google Streetview indicating the upstairs has been in a similar state for at least a decade.

⁶ Campbell House was notably moved to its current location at Queen Street West and University Avenue in 1972.

Contextually, 233-235 Spadina Avenue is surrounded by:

1) To the East: The structure known as 235B Spadina Avenue, as well as the intersection of two laneways – known as LN E Spadina N Sullivan and LN N Sullivan W Huron, and a parking lot (66 Sullivan Street). Additionally of note is 69 Grange Avenue, Toronto – a heritage property dating to 1877 and listed on the City of Toronto Heritage Register since 1976 – which is approximately 60 meters northeast of 233-235 Spadina Avenue.

2) To the North: 241 Spadina Avenue abuts 233-235 Spadina Avenue to the north. 241 Spadina Avenue is a heritage property which has been designated under the *Ontario Heritage Act* (Part IV) since 1986. 241 Spadina Avenue was built in 1910 for the *Consolidated Plate Glass Company*, on the site of what was one of the aforementioned large, detached homes. As of April 2020, 241 Spadina Avenue is home to *R&D* restaurant on the ground floor and office spaces for *Idea Couture* and *Triangle Post* on the upper floors.

3) To the South: To the immediate south of 233-235 Spadina Avenue is 221-229 Spadina Avenue. 221-229 Spadina Avenue is a 3-storey commercial block, dating to the late 19th century, though is not presently a heritage property. 221-229 Spadina Avenue is presently home to a row of businesses with residential-above-commercial units and may benefit from consideration of review for heritage status. 235-235 Spadina Avenue additionally abuts the rear of 76-78 Sullivan Street, which are two semi-detached houses, dating to the late 1890s, and presently home to a private residence (76) and *School Editing* (78). 76-78 Sullivan Street may also benefit from consideration of review for heritage status.

4) To the West: Spadina Avenue. On the opposite side of Spadina Avenue is *Chinatown Centre* (210-222 Spadina Avenue / 99 Cameron Street), which contains

Hotel Super 8, private residences, and a shopping mall. Between 1976 and 1986 (prior to the construction of the *Chinatown Centre*), this site was home to *China Court*, which contained “pagodas, lion sculptures, and gardens that were constructed by nine craftsmen from Hong Kong [... and ...] developed as a replica of the Imperial Palace Garden in Beijing” (Chan 2020) – as well as a shopping complex with two-floors of boutique shops, two restaurants, and a Chinese supermarket (Chan 2020). Prior to 1976, this was a *General Motors* truck sales and service center which replaced Dr. George J. Cook’s estate that was formerly on the site until its demolition in the 1920s (Chan 2020).

Appendix B – Notable Former Occupants and Residents:

Adam Rolph (potentially 1837 - unknown) – Rolph is notable for being the first resident of this property (then known as 207 Spadina Avenue), though was only a resident of the property between 1872-1873. Rolph is listed and mentioned in a number of regional insurance and railway-related publications dating to the 1870s. Rolph is noted in the City of Toronto Directories for 1872-1873 to have been an audit clerk for the *Northern Railway Company*, whereas other 1870s publications indicate that Rolph was a general agent and insurance agent for *Northern Railway Company* (White 1872, 174, Disturnell 1874, 270, Chisholm 1875, 224). Rolph is noted to have been retired from the *Northern Railway Company* by 1877, with his position transferring to a “Mr. Telfer” of the Northern Railway Company’s Engineering Department (Parliament of Canada 1877, 64-65). Of note is that the neighbouring property (to the immediate north) was home to a James H. Telfer⁷ in 1884, though whether this is the same person or a relative of the aforementioned Mr. Telfer is unclear at present. Of further note is that in the 1872 City of Toronto Directory, all the residents of the east side of Spadina Avenue between

⁷ In 1884, James H. Telfer is noted – in the City of Toronto directory – to have been a paymaster at the Northern and North-Western Railway.

Grange Avenue (then Charles Street) and Sullivan Street are noted to have been employees of the *Northern Railway Company*.

Huson William Munro Murray / Hewson William Munro Murray⁸ (1835 – 12 April 1914) - Murray was an influential barrister and businessman who resided at 233-235 Spadina Avenue (formerly 207 Spadina Avenue and 235 Spadina Avenue) between 1874 and 1907. Prior to 1874, Murray resided at 78 Berkeley Street, Toronto and after 1907, resided at 8 Hepbourne Street, Toronto. Murray’s family originated from Atholl, Scotland and moved to Toronto in 1835 (Beers 1907, 18). Huson W. M. Murray’s uncle – William Murray⁹ - was the manager of the Colonial Bank in the Barbados and several of Huson W. M. Murray’s children went into banking (Beers 1907, 18-19, McEvoy 2020). Murray was called to the bar in 1859 and studied under The Hon. John Hillyard Cameron (1817-1876) (Beers 1907, 19), of who nearby Cameron Street is named after. Prior to the mid-1890s, Murray worked at several law firms, including *Murray, Barwick, & Lyon; Murray & Barwick; Murray, Barwick, & Macdonell; Murray and Macdonell; and Murray, Macdonell, & Corley*. Murray opened his own law practice in the mid-1890s. Murray was additionally an elected Benchers¹⁰ of the Law Society of Upper Canada for 10 years and was Chair of their Finance Committee (The Canada Law Journal 1886, 40, Beers 1907, 19) during the mid-to-late 19th century. Murray was a member of *The Canadian Institute* in the mid-1850s (Hind 1854, 169), is noted “to have been identified with the Protestant Orphans’ Home for many years” (Beers 1907, 19), and is noted to have had interests (potentially investments) in waterfront development near The Esplanade (City of Toronto Archives 2020) until the early 1890s. In 1888, Murray founded the *Toronto Pressed Brick and Terra-Cotta Company* which is noted

⁸ Murray’s first name is spelled both *Hewson* and *Huson* in various documents.

⁹ A William Murray is listed as being the person who commissioned the construction of *Chateau des Quatre Vents* (1892/1910) (3025 Queen Street East, Scarborough) (Gadd 2005, Beaches Living 2020) – though whether this is the same William Murray and/or a relative of Huson William Munro Murray is unclear at present.

¹⁰ Benchers “set polic[ies] and determine other matters related to the governance of Ontario’s lawyers and paralegals” (Law Society of Ontario 2020).

to have supplied construction and design elements used in the construction of several prominent Toronto buildings, such as the Confederation Life Building (1892) (at the northeast corner of Richmond Street East and Yonge Street) (Legislative Assembly of Ontario 1891, 103) and the decorative terra cotta panels on the exterior of the Broadview Hotel (1891) (northwest corner of Broadview Avenue and Queen Street East) (ERA Architects 2017). Historical records indicate this company was based on the banks of the Credit River near Milton, Ontario (Legislative Assembly of Ontario 1891, 103). Most of the *Toronto Pressed Brick and Terra-Cotta Company's* clients were in the Toronto region, however historical records additionally indicate clients as far away as Charlottetown, PEI and Victoria, BC ordered from the company (Legislative Assembly of Ontario 1891, 103). Murray sold the company to Charles Lewis in 1906 (ERA Architects 2017), before moving to 8 Hepbourne Street, Toronto in 1907/1908. Murray died on 12 April 1914 and interestingly his registration of death¹¹ lists that his body was taken to *F. W. Matthews & Co.* – a funeral home that was then operating at 233-235 Spadina Avenue, which was Murray's own residence between 1874 and 1907. Of note is that the nearby building at 192 Spadina Avenue (presently home to the *Centre for Social Innovation – Spadina*) is named *The Murray Building*, though its name originates from the *Murray Printing Company Limited* which opened at the address in 1921-1922. Whether this company is connected to a relative of Huson W. M. Murray's is unclear at present. There is additionally a Murray Street in the Discovery District, though the origin of this street name is also unclear at present.

F. W. Matthews & Co. – Between 1908 and 1914, *F. W. Matthews & Co.* – often referred to as simply *The Undertakers* - operated a funeral home at 233-235 Spadina Avenue. This company likely constructed the rear 1-1.5 storey extension on the property, which was built between 1903 and 1913. *F. W. Matthews & Co.* was operated by Frederick W. Matthews (unknown – unknown) and was previously (pre-1908) based at 455 Queen Street West, Toronto and 923 College Street, Toronto and later (post-1914) moved to 665-667 Spadina Avenue, Toronto.

¹¹ A copy of his registration of death has been uploaded to the auxiliary photo album available here: https://drive.google.com/open?id=1Dq9xJFa_U9VZh2OAftlOKGnGvNJYnaAe

Alice Partridge (unknown – unknown) - Alice Partridge was the widow of Charles H. Partridge and resided in one of the early apartment units at 233-235 Spadina Avenue, between 1916 and 1920. Charles H. Partridge – who died in the mid-1910s - was the manager of the *Medical Agency of Canada* and the *Business Alliance*. The Partridges formerly lived at 218 Wellesley Street East, Toronto.

H.D. Burston – The architectural firm of *H. D. Burston* was based in a unit at 233-235 Spadina Avenue during the mid-1950s. *H. D. Burston* designed several Toronto buildings, including 1166 Bay Street (1979-1981) (McHugh and Bozikovic 2017, 207) and potentially 415 Yonge Street (City of Toronto 2012).

United Hatters Company and Millinery Workers Union - A chapter of this workers union was based in a unit at 233-235 Spadina Avenue during the mid-1950s. This union was formed in 1934 via the merger of the United Hatters of North America and the Cloth Hat, Cap and Millinery Workers International Union (University of Massachusetts Amherst Libraries 2020) – and had chapters across North America.

National Publishing Institute: This publishing company was based in a unit at 233-235 Spadina Avenue during the mid-to-late 1960s. This publishing company was run by N. P. Ivkov and published materials in English, Russian, Serbian, and other Eastern European languages.

Please note as physical archival collections are closed due to COVID-19, I had very limited access to archival data from between the 1970s and 2020.

Appendix C – Maps and Photographs:

An album with downloadable and higher quality photos is available here:

https://drive.google.com/open?id=1Dq9xJFa_U9VZh2OAftlOKGnGvNJYnaAe



Appendix C, Figure 1

Above: Map depicting the location of 233-235 Spadina Avenue (including 235B Spadina Avenue).

Source: City of Toronto Interactive Map [annotated (highlighted green) by Adam Wynne].



Appendix C, Figure 2

Above: 233-235 Spadina Avenue in 1984.

Source: Photograph is by Peter MacCallum, though has been posted to several websites, and is additionally in the City of Toronto Archives (Fonds 1581, Series 466, Items 9 and 10).



Appendix C, Figure 3

Above: 233-235 Spadina Avenue in July 2019.

Note: This is additionally how the property appears in April 2020, minus the patio umbrella.

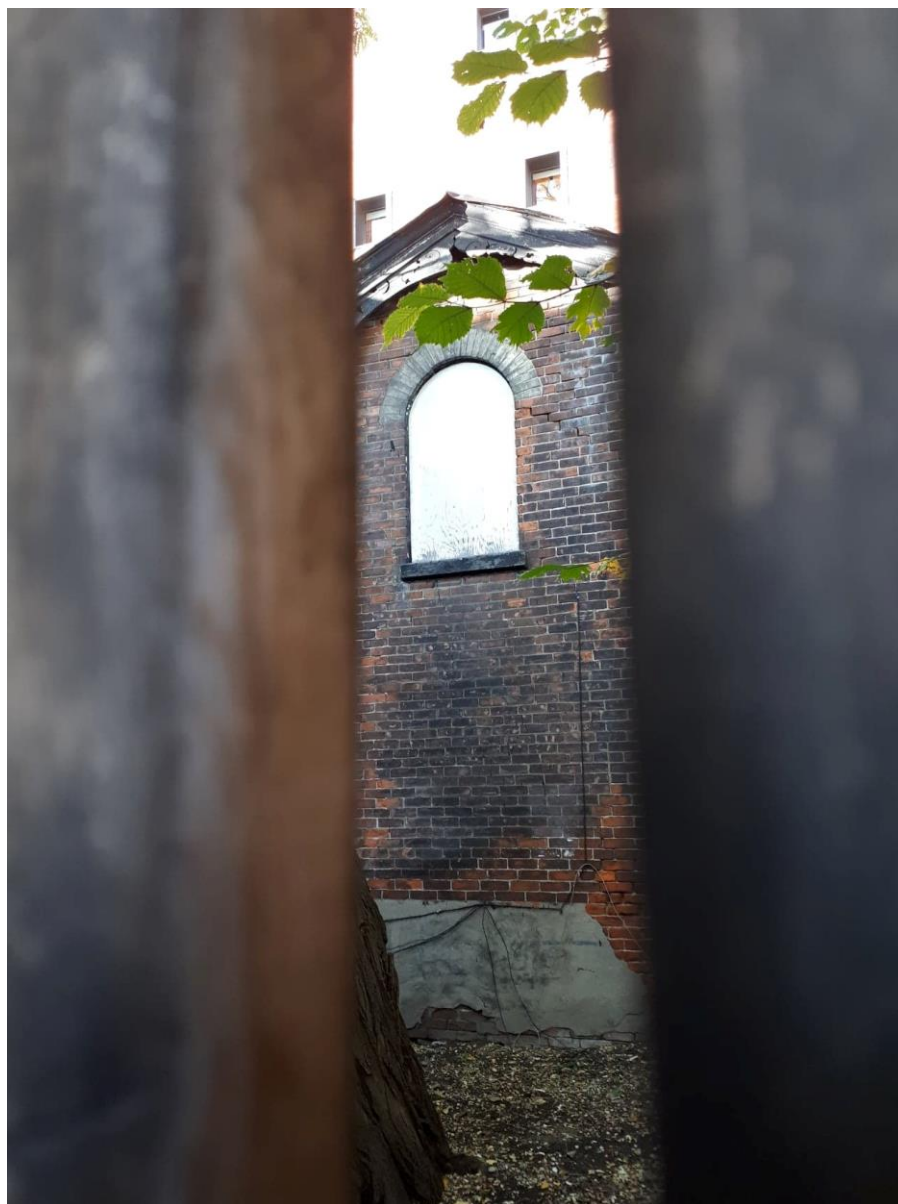
Source: Photograph by Adam Wynne.



Appendix C, Figure 4

Above: 233-235 Spadina Avenue in April 2020.

Source: Photograph by Adam Wynne.



Appendix C, Figure 5

Above: Polychrome brickwork and wooden bargeboards / trim work on the south (side) elevation of 233-235 Spadina Avenue, visible via the laneway to the west of 78 Sullivan Street.

Note: A few loose and shifting bricks are visible, indicating some masonry repairs will be needed.

Source: Photograph by Adam Wynne (July 2019).



Appendix C, Figure 6

Above: Details along upper floors of 233-235 Spadina Avenue. Note how the signs have been mounted to the structure, on metal brackets, limiting damage to the architectural details and the structure itself.

Source: Photograph by Adam Wynne (July 2019).



Appendix C, Figure 7

Above: The north section of 233-235 Spadina Avenue in 1908-1910.

Source: Original photographer unknown, though it has been shared by Doug Taylor on *Historic Toronto / Taylor on History* – a Toronto-history blog / website.



Appendix C, Figure 8

Above: Architectural details on West Elevation (Spadina Avenue frontage) of 233-235 Spadina Avenue, Toronto, April 2020.

Source: Photograph by Adam Wynne.



Appendix C, Figure 9

Above: Overview of 233-235 Spadina Avenue.

Source: Google Streetview (April 2014).



Appendix C, Figure 10

Above: 184 Spadina Avenue in 1910. This property was located on the same stretch of Spadina Avenue (between Dundas Street West and Queen Street West) as 233-235 Spadina Avenue, and was one of the 8 large, detached houses mentioned above. 184 Spadina Avenue was the home of Dr. William W. Ogden (1837-1915) and was extant as of 1924, though later demolished, and the site is presently a parking lot. *Manga Hotels* has recently submitted development plans for the site for a boutique hotel and condominium project.

Source: Toronto Public Library (Call Number / Accession Number: B 13-36).



Appendix C, Figure 11

Above: *Moor House* in the late 1910s/early 1920s. This property – one of the 8 large, detached houses present on Spadina Avenue between Dundas Street West and Queen Street West in 1884 – was located at the northeast corner of Dundas Street West and Spadina Avenue. It was demolished in the early 1920s to build the *Standard Theatre*.

Source: City of Toronto Archives, Fonds 1244, Item 295.



City of Toronto Archives, Fonds 1244, Item 7111

Appendix C, Figure 12

Above: In the City of Toronto Archives this photo is labelled as *House on Spadina Avenue*, though appears to depict the home of Joseph Davidson, which was located at the southeast corner of Spadina Avenue and Sullivan Street, approximately 75 meters from 233-235 Spadina Avenue. This property – one of the 8 aforementioned large, detached houses - was demolished between 1903 and 1913, with the site becoming the Robertson Building (*James Robertson Co. Ltd*). The houses visible in the background – 53-83 Sullivan Street – are extant as of April 2020.

Source: City of Toronto Archives.

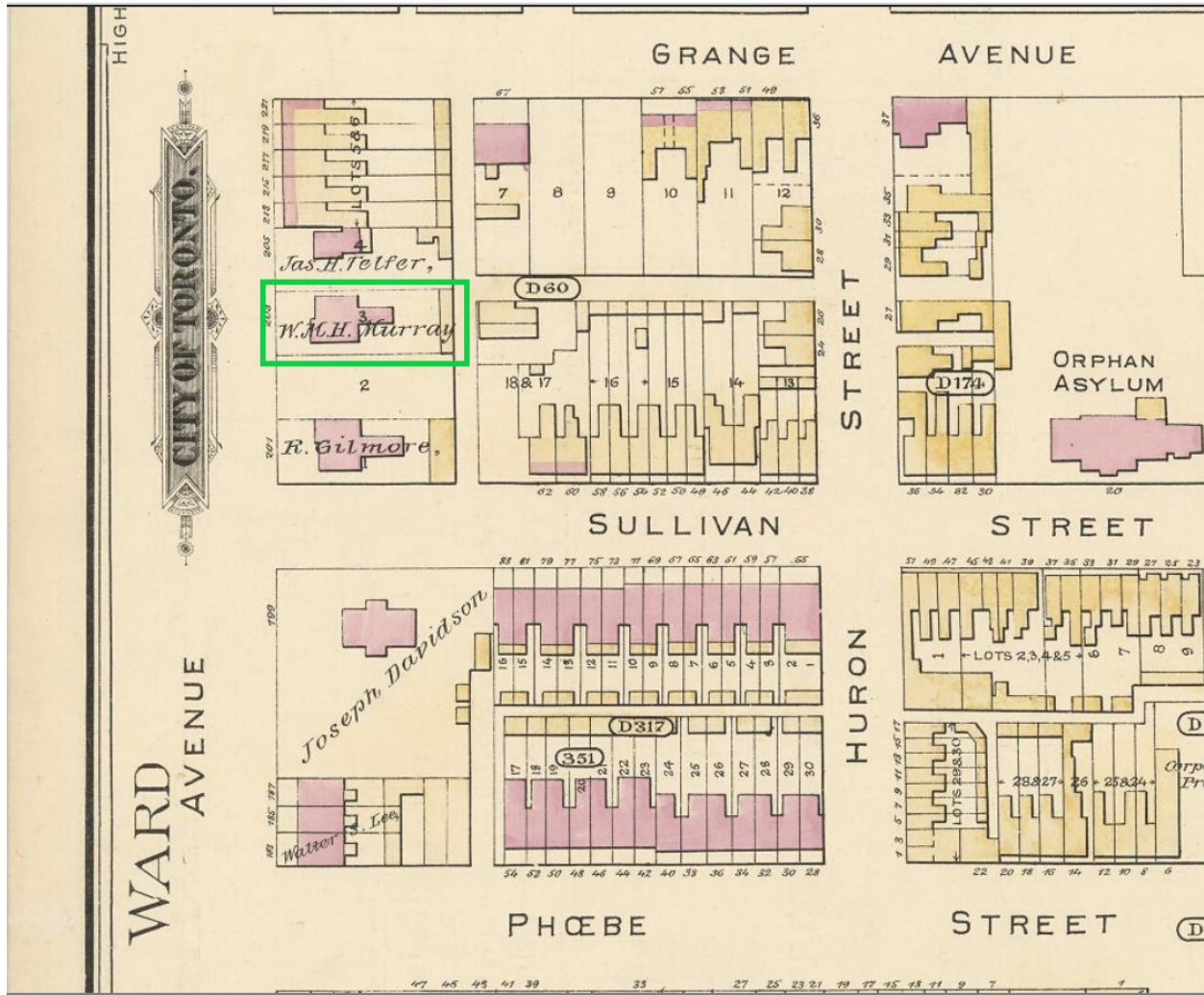


City of Toronto Archives, Series 372 s0372_ss0033_it0714-cn

Appendix C, Figure 13

Above: 187-191 Spadina Avenue in 1940: These bay-and-gable houses – representative of some of the other types of residential properties on Spadina Avenue south of College Street (most of which have now been demolished) – were located between Bulwer Street and Phoebe Street and has since been demolished. The site is presently a parking lot.

Source: City of Toronto Archives.



Appendix C, Figure 14

Above: This map is from the 1884 *Goad's Atlas of Toronto: Fire Insurance Maps* and depicts the location of 233-235 Spadina Avenue (then 207 Spadina Avenue) within a row of 4 large, semi-detached houses – a subset of the 8 large, detached houses previously mentioned. The rest of these have since been demolished. Note: The property has been mislabeled 203 Spadina Avenue in this 1884 Map. Murray is listed as residing at 207 Spadina Avenue in the 1884 City of Toronto Directory. No 203 Spadina Avenue is listed in the 1884 City of Toronto Directory.

Source: *Goad's Atlas of Toronto: Fire Insurance Maps* (1884 – Plate 8) via City of Toronto Archives (annotated (highlighted green) by Adam Wynne).



Appendix C, Figure 15

Above: The south elevation of 233-235 Spadina Avenue, Toronto. Note: the plywood in the foreground is part of a fence. This photograph is from 18 April 2020.

Source: Photograph by Adam Wynne.



Appendix C, Figure 16

Above: Rear (east) elevation of 233-235 Spadina Avenue and 235B Spadina Avenue [Toronto], visible from LN N Sullivan W Huron. Photograph is from on 18 April 2020.

Source: Photo by Adam Wynne.

Appendix D – Sources:

City of Toronto Directories were consulted for the years between 1868 and 1969. A specific list of directories consulted is available upon request.

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

Historical photographs from the City of Toronto Archives and Toronto Public Library were consulted.

The City of Toronto Interactive Map, Google Maps, and Google Streetview were consulted for recent map and streetscape-related data.

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