

30 November 2020

**Submitted To:**

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**Submitted By:**

Adam Wynne: [adam.g.wynne@gmail.com](mailto:adam.g.wynne@gmail.com)

**1402 Dundas Street West, Toronto – Heritage Property Nomination:**

I am writing to your offices to nominate 1402 Dundas Street West for a Heritage Evaluation and to subsequently advocate for this property being Listed on the municipal *City of Toronto Heritage Register* and/or Designated under the provincial *Ontario Heritage Act*. 1402 Dundas Street West, Toronto is a large, 2.5 storey, detached, brick Edwardian house with a front gable, 2-storey bay window, and covered porch. 1402 Dundas Street West is situated on the north side of Dundas Street West between Rusholme Drive and Gladstone Avenue. The property is situated along the convergence of the Little Portugal, Beaconsfield Village, and Dufferin Grove neighbourhoods of Toronto. 1402 Dundas Street West was constructed in 1912<sup>1</sup> and is first listed as being occupied in the 1913 edition of the City of Toronto Directory. The first occupant was Samuel Walker (1855-1928) and his family. Samuel Walker was a local bricklayer, builder, businessman, contractor, and mason. Samuel Walker was also the Owner and Manager of the *Peerless Milling Company* flour mill on the west side of Dufferin Street

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<sup>1</sup> Please note construction may have begun on 1402 Dundas Street West, Toronto in 1911, although this is not identified in the City of Toronto Directories. Unfortunately, access to building permits and tax assessment roles held in physical archival collections – which could verify this - is unavailable to members of the public at present as a result of COVID-19 temporarily closing these institutions.

just north of Dundas Street West. The Walker family lived at 1402 Dundas Street West until 1921. Since the mid-to-late 1920s, the property has been associated with use as apartment units and occasional commercial use. 1402 Dundas Street West is presently – as of the time of writing this – for sale for \$2 988 000 (CHI Real Estate 2020, Realtor.ca 2020). Real estate advertisements are lauding the property as an “exceptional investment opportunity,” as well as a “development opportunity” with a “large lot” in the “heart of the action of Dundas Street West” (CHI Real Estate 2020, Realtor.ca 2020). As such, the property should be considered at increased risk of demolition.

1402 Dundas Street West is deserving of heritage status and heritage protection for the following reasons:

- ❖ 1402 Dundas Street West, Toronto (c. 1912) is a large, 2.5 storey, detached, brick Edwardian house with a front gable, 2-storey bay window, and covered porch. This particular style of house is quite uncommon on the Dundas Street West streetscape itself east of the intersection of Bloor Street West and Dundas Street West. This particular style of house is more commonly found on other streets (often residential side streets) in the surrounding neighbourhoods. Notably, much of this stretch of Dundas Street West consists of commercial blocks and buildings (often with residential-above-commercial spaces); low-rise apartments; and row housing and/or semi-detached houses.
- ❖ 1402 Dundas Street West, Toronto (c. 1912) has contextual value through its distinct and unique angle, scale, set-back, and size in regards to the surrounding properties and streetscape.<sup>2</sup>
- ❖ 1402 Dundas Street West, Toronto (c. 1912) has historical value, as it was the first property built directly on the north side of Dundas Street West between Rusholme Road and Gladstone Avenue during early 20<sup>th</sup> century re-development

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<sup>2</sup> I strongly encourage examining this in person to gain a sense of the contextual relation between 1402 Dundas Street West and the surrounding properties and streetscape.

of the lands on and immediately adjacent to the Denison Family's *Rusholme Estate*. 1402 Dundas Street West, Toronto also predates the creation of adjacent Rusholme Drive and its associated post-World War I (circa. 1920s-1930s) automobile and streetcar subdivision, which continue to abut it to the immediate east to the present day. Please note that the *Rusholme* estate house itself was constructed in 1839 and was significantly setback from Dundas Street West via a long driveway with a gabled gatekeepers' cottage (see Appendix B, Figures 26-28) that was located near the modern-day intersection of Dundas Street West and Rusholme Road (Lost River Walks 2020). The *Rusholme* estate house was demolished in the mid-1950s (Lost River Walks 2020). A wood frame structure also previously existed on the present-day location of 1402 Dundas Street West, but was demolished by 1890. Please additionally note that some earlier properties had been constructed on other, nearby streets (Coolmine Road, Gladstone Place (now Langemark Avenue), Rusholme Road, etc.) on lands on and/or immediately adjacent to the *Rusholme* estate during earlier subdivisions of the estate pre-1912. However, the north side of Dundas Street West in the vicinity of the *Rusholme* estate (between Rusholme Road and Gladstone Avenue) remained essentially undeveloped until the construction of 1402 Dundas Street West in 1912. 1402 Dundas Street West is subsequently the oldest extant property on the north side of Dundas Street West between Rusholme Road and Gladstone Avenue.

- ❖ 1402 Dundas Street West, Toronto (c. 1912) has direct associative value to neighbourhood history through its first occupant (and potential builder), Samuel Walker (1855-1928). Samuel Walker was a local bricklayer, builder, businessman, contractor, and mason. Samuel Walker was also the Owner and Manager of the *Peerless Milling Company* (Walker 2020). The *Peerless Milling Company* was a flour mill that was located on the west side of Dufferin Street just north of Dundas Street West between the mid-1910s and mid-to-late 1920s. Samuel Walker lived at 1402 Dundas Street West with his family between 1913 (potentially as early as late 1912) and 1921. The Walker family also later lived on

Gladstone Avenue (Walker 2020) and St. Annes Road (City of Toronto Directory 1929, City of Toronto Directory 1930) in the same neighbourhood.

- ❖ 1402 Dundas Street West, Toronto (c. 1912) has had relatively few alterations since its construction. Many other houses situated directly on Dundas Street West have had significant alterations, such as ground floor commercial-related additions / renovations and the enclosure of front porches<sup>3</sup> to mitigate impacts from high traffic flow. This has not occurred at 1402 Dundas Street West, Toronto. However, one noticeable alteration of the property is that 2 front doors now exist, likely dating to the conversion of the interior of the property into separate apartment units during the mid-to-late 1920s. Another alteration is the addition of aluminum or vinyl siding on the front gable, which likely replaced fish scale and/or wooden siding. Recent real estate photos of the property indicate a number of original internal details – such as fireplaces, hardwood floors, pocket doors, etc. – are extant (CHI Real Estate 2020, Realtor.ca 2020).
- ❖ 1402 Dundas Street West, Toronto (c. 1912) is presently for sale as an “exceptional investment opportunity” and a “development opportunity” situated on a “large lot” in the “heart of the action of Dundas Street West” (CHI Real Estate 2020, Realtor.ca 2020) and should be considered at increased risk of demolition.

Please refer to Appendix B – Maps and Photographs for visual reference materials pertaining to 1402 Dundas Street West, Toronto and surrounding streetscapes.

### **Renumbering:**

1402 Dundas Street West, Toronto was originally known as 406 Dundas Street West, Toronto between 1912 and 1917. The present numbering – 1402 Dundas Street West -

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<sup>3</sup> Shawn Micallef – a noted Toronto journalist and urban theorist – refers to this process as a house being “fortified to protect itself from traffic” (Micallef 2017).

has been used since 1918.<sup>4</sup> In the mid-to-late 1920s, the property was divided into 2 units. These appear as 1402 and 1402A Dundas Street West per data available in the City of Toronto Directories from the 1930s onward.<sup>5</sup> However, present-day map data – via the City of Toronto Interactive Map – indicate that the property’s address is still 1402 Dundas Street West. The property appears to still be used as rental units as of 2020.

### **Surroundings:**

1402 Dundas Street West is surrounded by the following:

**To the East:** To the east of 1402 Dundas Street West are houses associated with the post-World War I (circa. 1920s-1930s) Rusholme Drive automobile and streetcar subdivision. However, the low-rise apartment buildings at 12-14 Rusholme Drive date to the 1950s-1960s and are built on the former site of the *Rusholme* estate house itself (which was demolished in the mid-1950s). In May 2016, a fire damaged the garage and attic of adjacent 1398 Dundas Street West (CBC News 2016). 1396 Dundas Street West – originally part of a semi-detached house at 1396-1398 Dundas Street West – has also been under re-development since 2016. The new building at 1396 Dundas Street West (see Appendix B, Figure 16) – which is still under construction – may eventually contain a mix of commercial and residential spaces. The early-to-mid 20<sup>th</sup> century house at 1398 Dundas Street West has been retained during this process. Please also note that the street numbering on Dundas Street West skips 1400 Dundas Street West.

**To the North:** To the north of 1402 Dundas Street West is a 1-storey, brick outbuilding associated with the property. North of the property line is a small parking

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<sup>4</sup> 1918 was additionally when a large stretch of Dundas Street West was created through the merger of several streets. This stretch of Dundas Street West was originally known as Dundas Street West, although originally connected to present-day Ossington Avenue which was also known as Dundas Street West between Dundas Street West and Queen Street West during the 19<sup>th</sup> and early 20<sup>th</sup> century.

<sup>5</sup> The unit numbers do not appear in the 1920s directories, although could be inferred from occupant-related data.

lot associated with 1406 Dundas Street West, as well as the rear and sides of buildings (houses and low-rise apartments) on Rusholme Drive. Several of the houses to the north are part of the post-World War I (circa. 1920s-1930s) Rusholme Drive automobile and streetcar subdivision, although the low-rise apartments at 12-14 Rusholme Drive date to the 1950s-1960s and are built on the former site of the *Rusholme* estate house (which was demolished in the mid-1950s).

**To the South:** To the south of 1402 Dundas Street West is Dundas Street West itself. Opposite 1402 Dundas Street West on the south side of Dundas Street West are a 2-storey building and small parking lot known as 1405-1407 Dundas Street West. 1405-1407 Dundas Street West is a mid-to-late 20<sup>th</sup> century building, presently home to the *Europa Convention Centre* and *Europa Catering Ltd* company. To the east of 1405-1407 Dundas Street West are a row of 4, 2.5 storey Edwardian rowhouses, which date to the early 20<sup>th</sup> century. To the west of 1405-1407 Dundas Street West are a mix of commercial and residential spaces between 1 to 3 storeys in height. These are of various ages. Of note is that some of these spaces were originally part of an Edwardian semi-detached home which has had multiple additions – mostly commercial in nature – on the front (north) elevation since its construction.

**To the West:** To the west of 1402 Dundas Street West are a series of 2 to 3 storey buildings at 1406 to 1430 Dundas Street West, Toronto. The buildings at 1406 to 1430 Dundas Street West date to the early 20<sup>th</sup> century (circa. late mid-to-1910s through 1920s).<sup>6</sup> These buildings contain ground floor commercial units with residential-above-commercial spaces on the upper floors. Commercial tenants include a diverse range of businesses, such as clothing stores, hardware stores, and small restaurants. The buildings at 1406 to 1430 Dundas Street West would also benefit from a Heritage Evaluation. Please note that the street numbering skips 1404 Dundas Street West, Toronto.

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<sup>6</sup> 1410 Dundas Street West - which is located 3 buildings west of 1402 Dundas Street West – was heavily renovated around 2006/2007. The storefronts at 1406-1410 Dundas Street West were consolidated around 2017/2018 and are presently home to *V-S-P*, a fashion consignment store.

**TO Built Database Entry:**

An entry for 1402 Dundas Street West, Toronto in the Architectural Conservancy of Ontario's Toronto Branch TO Built Database Project is available here:

[https://acotoronto.ca/show\\_building.php?BuildingID=13093](https://acotoronto.ca/show_building.php?BuildingID=13093)

**Appendix A – Former Occupants:**

Please note that this list of former occupants is not comprehensive.

**The Walker Family:** The Walker family were the original occupants of 1402 Dundas Street West (originally known as 406 Dundas Street West) and resided at the property between 1913 (potentially as early as late 1912) and 1921. The family consisted of: Samuel Walker (1 April 1855 – 12 July 1928) and Ellen Walker née Dalton (9 December 1864 – 4 May 1922) and their 7 children: Joseph Walker (1885-1918); Pearl Walker (1887 - unknown); Herbert Walker (1889 -1956); Ruby Walker (1892-1897); Roy Walker (1894 - unknown); Eva Walker (1897 – 1983); and Harold Stinson Walker (1904 - unknown) (Walker 2020, Ancestry.ca Library 2020). Samuel Walker was born on 1 April 1855 in Teston, Ontario – a small hamlet now part of Vaughan, Ontario, Canada (Walker 2020). Ellen Walker (née Dalton) was born on 9 December 1864 in Richmond Hill, Ontario, Canada. Their marriage was on 18 January 1883 in Toronto, Ontario, Canada (Walker 2020). In the 1901 Census of Canada, Samuel Walker is listed as residing in York West / Toronto City Ward 6. Samuel Walker was a bricklayer, builder, contractor, and mason (Walker 2020). It is possible – although further research is required to confirm – that Samuel Walker was the builder of 1402 Dundas Street West. By the late 1910s, Samuel Walker was also the Owner and Manager of the *Peerless*

*Milling Company*, which was located at 652 Dufferin Street, Toronto.<sup>7</sup> The *Peerless Milling Company* was a flour mill that was in operation in Toronto during the mid-1910s through mid-to-late 1920s.<sup>8 9</sup> On 6 May 1918, the *Peerless Milling Company*<sup>10</sup> unfortunately suffered a large fire as a result of arson (The Globe (Toronto) 1918, 14). The arsonist was Romeo Farmer – a 14-year boy who lived on nearby Dundas Street West – who was playing with matches in the stable of the mill (The Globe (Toronto) 1918, 14). Over \$10 000 (equivalent to approximately \$145 000 in the present-day) of damage was caused by the fire, including damage to the building, the loss of a large quantity of grain, and the death of 2 horses (The Globe (Toronto) 1918, 14). In January 1919, the *Peerless Milling Company* was in the media again after one of their hired drivers struck and killed John Brown – a 6-year old child – while driving a company vehicle on the evening of 8 January 1919 (The Globe (Toronto) 1919, 6, Toronto Daily Star 1919, 10). The driver – Douglas Irvine (– was charged with manslaughter (The Globe (Toronto) 1919, 6). The mill was eventually bought by *Five Roses* (Walker 2020). Per advertisements in the classified sections of local newspapers, Herbert Walker also lived at 1402 Dundas Street West during the mid-1910s (Toronto Daily Star 1914, 15). Of note is that Evelyn Gladys Steet – who Herbert Walker married on 24 April 1918– lived on nearby Lakeview Avenue, Toronto prior to their marriage. Further research is required to determine if the other Walker children lived at 1402 Dundas Street West. The Walker family also later lived on Gladstone Avenue (Walker 2020) and St. Annes Road (City of Toronto Directory 1929, City of Toronto Directory 1930) in the same

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<sup>7</sup> This site is on the west side of Dufferin Street just north of Dundas Street West. Part of the former mill site might still be extant at 648 Dufferin Street, although slated for demolition as part of an upcoming re-development project.

<sup>8</sup> The *Peerless Milling Company* opened on the former site of the *Fairles Milling Company*, which was operated by George Fairles who lived next door to the mill at 646 Dufferin Street, Toronto.

<sup>9</sup> The *Directory of the Milling Industry in Canada* (1915) has an entry for the *Peerless Milling Company* on Duffern St [sic] (Dufferin Street) in Toronto (Bates 1915, 82). The entry is very brief and references a contact person at the mill by the name of V. C. Earle (Bates 1915, 82).

<sup>10</sup> There was also a *Peerless Milling Company* that was established in 1850 in the Appalachia Region of the Eastern United States of America (Reading Room / Alamy 2020). Further research is required to determine if the Toronto mill had any formal connection to this US-based company.



neighbourhood.

**The McBrien Family:** John McBrien and Flora McBrien resided at 1402 Dundas Street West, Toronto between 1922 and 1924. In the 1921 Census of Canada, John McBrien's profession is listed as a "merchant." The 1921 Census of Canada also notes that the John McBrien was of Irish-Canadian descent, whereas Flora McBrien was of English-Canadian descent and that both were members of the Church of England. Per the 1921 Census of Canada, John McBrien was 36 years old, whereas Flora McBrien was 28 years old.

**Note:** After the late 1920s, 1402 Dundas Street West had a relatively frequent turnover of occupants. This appears to align with the conversion of the property into apartment units. In some years, the property appears as both 1402 and 1402A Dundas Street West, whereas other years it appears only as 1402 Dundas Street West. Please note the list below is not comprehensive of all occupants formerly associated with 1402 Dundas Street West.

**John Banks and John Smith:** John Banks and John Smith are listed as residing at 1402 Dundas Street West during the early 1930s. John Banks was an employee of the *Toronto Bowling Club*. John Smith was a sheet metal worker at *Canadian Rogers Sheet Metal Ltd*.

**Bert Gooderham and Benjamin Stessel:** Bert Gooderham and Benjamin Stessel are listed as residing at 1402 Dundas Street West in 1939. Unfortunately, no further information is available on Bert Gooderham's profession in the City of Toronto Directories.<sup>11</sup> Benjamin Stessel was a clerk at the *McMurray Publishing Company*,

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<sup>11</sup> I have also reached out to the *Gooderham-Worts Family Genealogy Project*. The *Gooderham-Worts Family Genealogy Project* also do not have any further information about this Bert Gooderham (Gooderham 2020).

which was based at 50 Richmond Street East in Toronto (City of Toronto Directory, 1940).

**Abe Sherman and Joshua Wilson:** Abe Sherman and Joshua Wilson are listed as residing at 1402 Dundas Street West during the early 1940s. Abe Sherman was the Proprietor (Owner) of the *Toronto Gold and Silver Stamping Company*, which was based on the 3<sup>rd</sup> floor of 111 Adelaide Street West in Toronto. Joshua Wilson was a framer at *National Leather Goods Company Limited*, which was based at 122 Front Street West in Toronto (City of Toronto Directory, 1942).

**Nick Dzuron:** Nick Dzuron is listed as the owner and primary occupant of 1402 Dundas Street West during the early-to-mid 1950s. Nick Dzuron was a baker and machinist at the *Christie, Brown, and Company Limited* bakery (City of Toronto Directory 1950, City of Toronto Directory 1955, City of Toronto Directory 1958). By 1958, he had moved to 119 Princess Margaret Boulevard in Etobicoke (City of Toronto Directory 1958).

**George Hlubucek:** George Hlubucek was the owner and primary occupant of 1402 Dundas Street West during the late 1950s. George Hlubucek was a co-owner<sup>12</sup> of the *Litera Printing Company*, which was based at 1255 Queen Street West in Toronto. He was also the Editor of *Naše Hlasy (Our Voice)*, a bilingual newspaper which was the “organ of the *Czechoslovak National Association in Canada*” (Gellner and Smerek 1968). The *Naše Hlasy (Our Voice)* newspaper ran between 1955 and 1974 (Raska 2019).

**New Way Plumbing & Heating Company:** In the mid-to-late 1960s, a commercial enterprise is listed at 1402 Dundas Street West, alongside residential occupants. The

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<sup>12</sup> The other co-owner of the *Litera Printing Company* was Joseph Kurill.

commercial enterprise was the *New Way Plumbing & Heating Company*, which was run by Michael Setnyk and Joseph Sowiak (City of Toronto Directory, 1967). Further research is required to determine how long the *New Way Plumbing & Heating Company* was based at 1402 Dundas Street West, as City of Toronto Directories post-1969 have not been digitized and are presently inaccessible to members of the public as a result of archival and library collections being closed due to the COVID-19 pandemic.

**Bernard Oliver:** Bernard Oliver is listed as a residential tenant of 1402 Dundas Street West during the mid-to-late 1960s and during the same period that the *New Way Plumbing & Heating Company* was based at the property. Bernard Oliver was an employee at *Acme Screw & Gear*.

## Appendix B – Maps and Photographs:

Additional, downloadable, and higher quality photographs are available in this Google Drive Album:

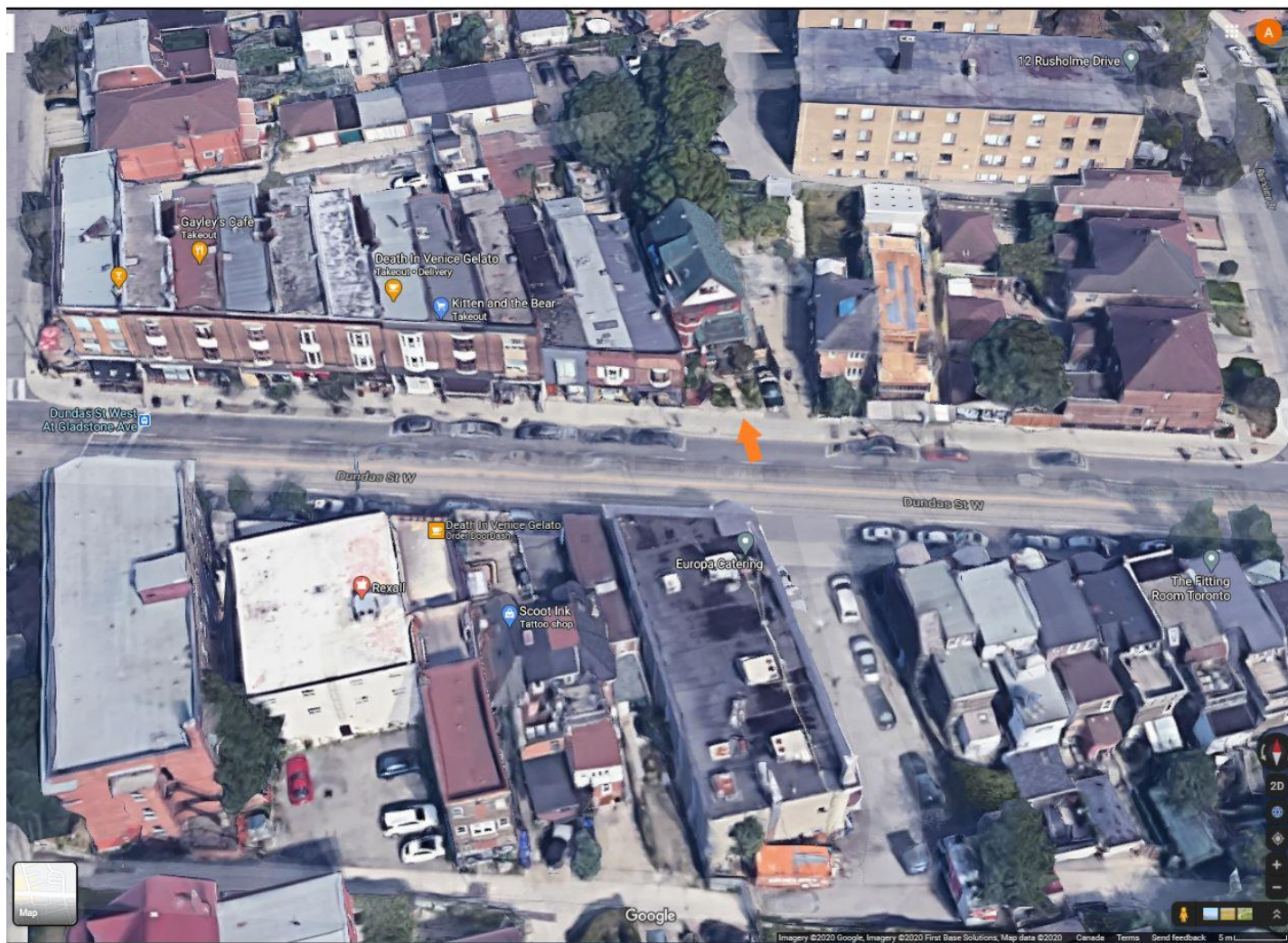
<https://drive.google.com/file/d/1p7x10e9nmSWZi5sjMGnLamKFDZxrkyL5/view?usp=sharing>



### Appendix B, Figure 1

**Above:** The location of 1402 Dundas Street West, Toronto (highlighted in green). North is to the top of the map.

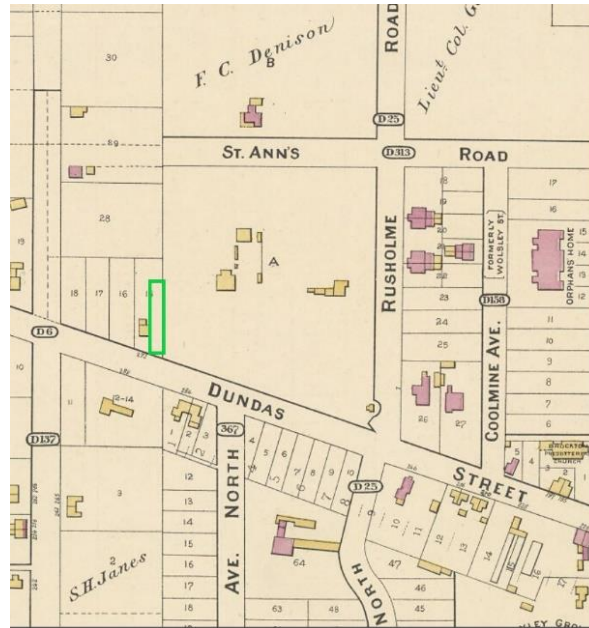
**Source:** City of Toronto Interactive Map, annotated by Adam Wynne.



### Appendix B, Figure 2

**Above:** The location of 1402 Dundas Street West, Toronto (highlighted in green) in satellite imagery. Note the distinct and unique angle, scale, set-back, and size of 1402 Dundas Street West in comparison to the surrounding properties and streetscape.

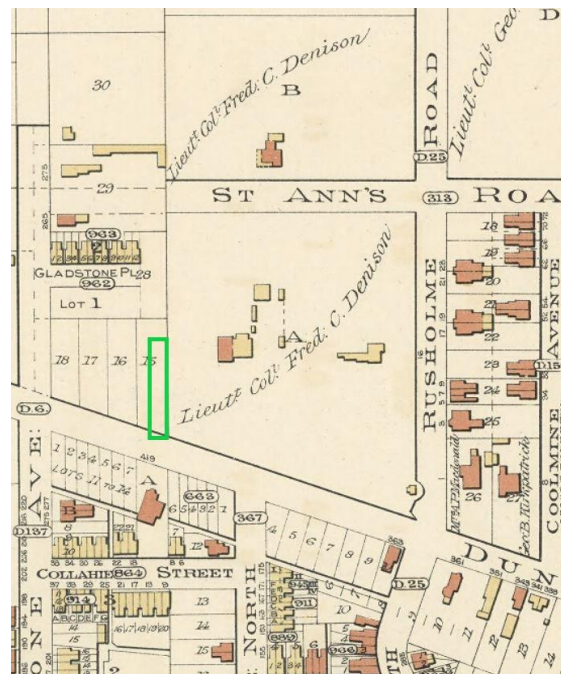
**Source:** Google Maps Satellite Imagery, annotated by Adam Wynne.



**Appendix B, Figure 3**

**Above:** The approximate future location of 1402 Dundas Street West in 1884. Note the wood frame structure which previously existed partially on the site of 1402 Dundas Street West. This wood frame structure was demolished by 1890. North is to the top of the map.

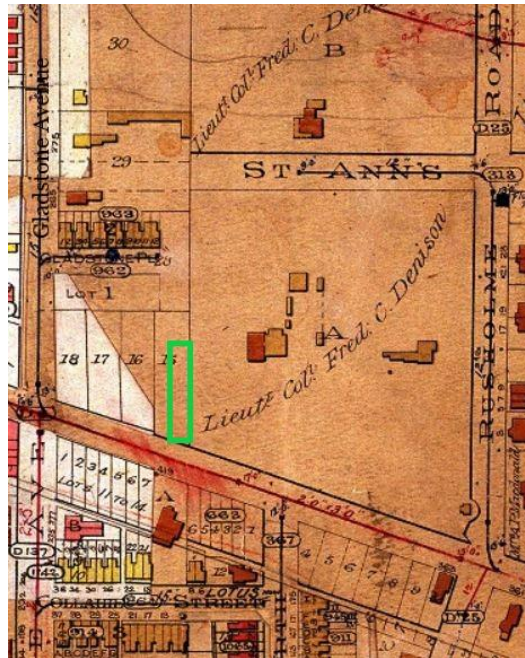
**Source:** 1884 Goad's Fire Insurance Plans, Plate 22 - annotated by Adam Wynne.



**Appendix B, Figure 4**

**Above:** The approximate future location of 1402 Dundas Street West in 1890. Note the demolition of the wooden frame building formerly on the site. North is to the top of the map.

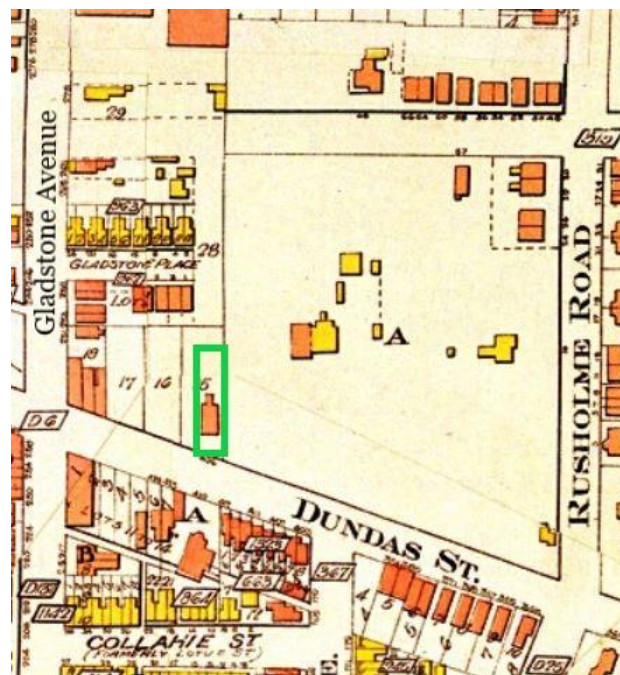
**Source:** 1890 Goad's Fire Insurance Plans, Plate 22 - annotated by Adam Wynne.



**Appendix B, Figure 5**

**Above:** The approximate future location of 1402 Dundas Street West in 1903. Note the demolition of the wooden frame building formerly on the site. North is to the top of the map.

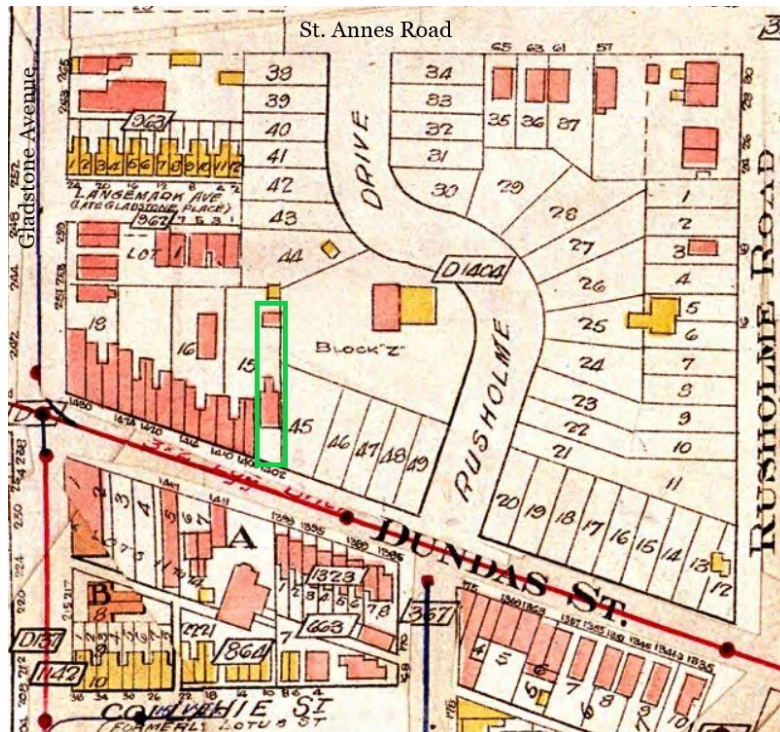
**Source:** 1903 Goad's Fire Insurance Plans, Plate 22 - annotated by Adam Wynne.



**Appendix B, Figure 6**

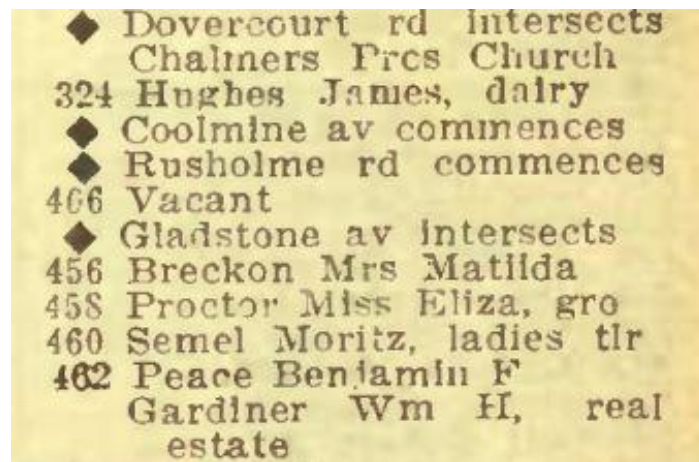
**Above:** The location of 1402 Dundas Street West in 1913. The address of the property was 406 Dundas Street West until 1918, when it received its present numbering of 1402 Dundas Street West. Note the buildings built at the northwest corner of Dundas Street and Gladstone Avenue in 1913. North is to the top of the map.

**Source:** 1913 Goad's Fire Insurance Plans, Plate 22 - annotated by Adam Wynne.



**Appendix B, Figure 7**

**Above:** The location of 1402 Dundas Street West in 1924. Note the intensification of development along the north side of Dundas Street West between 1913 and 1924. North is to the top of the map.  
**Source:** 1924 Goad's Fire Insurance Plans, Plate 22 - annotated by Adam Wynne.



**Appendix B, Figure 8**

**Above:** Excerpt of the 1912 City of Toronto Directory. Note that 406 Dundas Street West (now known as 1402 Dundas Street West) was the first property built on the north side of Dundas Street West between Rusholme Road and Gladstone Avenue.  
**Source:** 1912 City of Toronto Directory, Page 150.





**Appendix B, Figure 9**

**Above:** 1402 Dundas Street West, Toronto on 29 November 2020.

**Source:** Photograph by Adam Wynne.



**Appendix B, Figure 10**

**Above:** 1402 Dundas Street West, Toronto on 29 November 2020.

**Source:** Photograph by Adam Wynne.



**Appendix B, Figure 11**

**Above:** Dundas Street West, Toronto and surrounding streetscape on 29 November 2020.

**Source:** Photograph by Adam Wynne.



**Appendix B, Figure 12**

**Above:** Looking west at 1402 Dundas Street West, Toronto and surrounding streetscape in June 2009.

**Source:** Image via Google Streetview.



**Appendix B, Figure 13**

**Above:** Looking west at 1402 Dundas Street West, Toronto and surrounding streetscape in March 2018.

**Source:** Image via Google Streetview.



#### Appendix B, Figure 14

**Above:** Looking east at 1402 Dundas Street West, Toronto and surrounding streetscape in June 2019. Note the angle and setback of 1402 Dundas Street West renders it largely invisible to eastbound traffic on Dundas Street West.

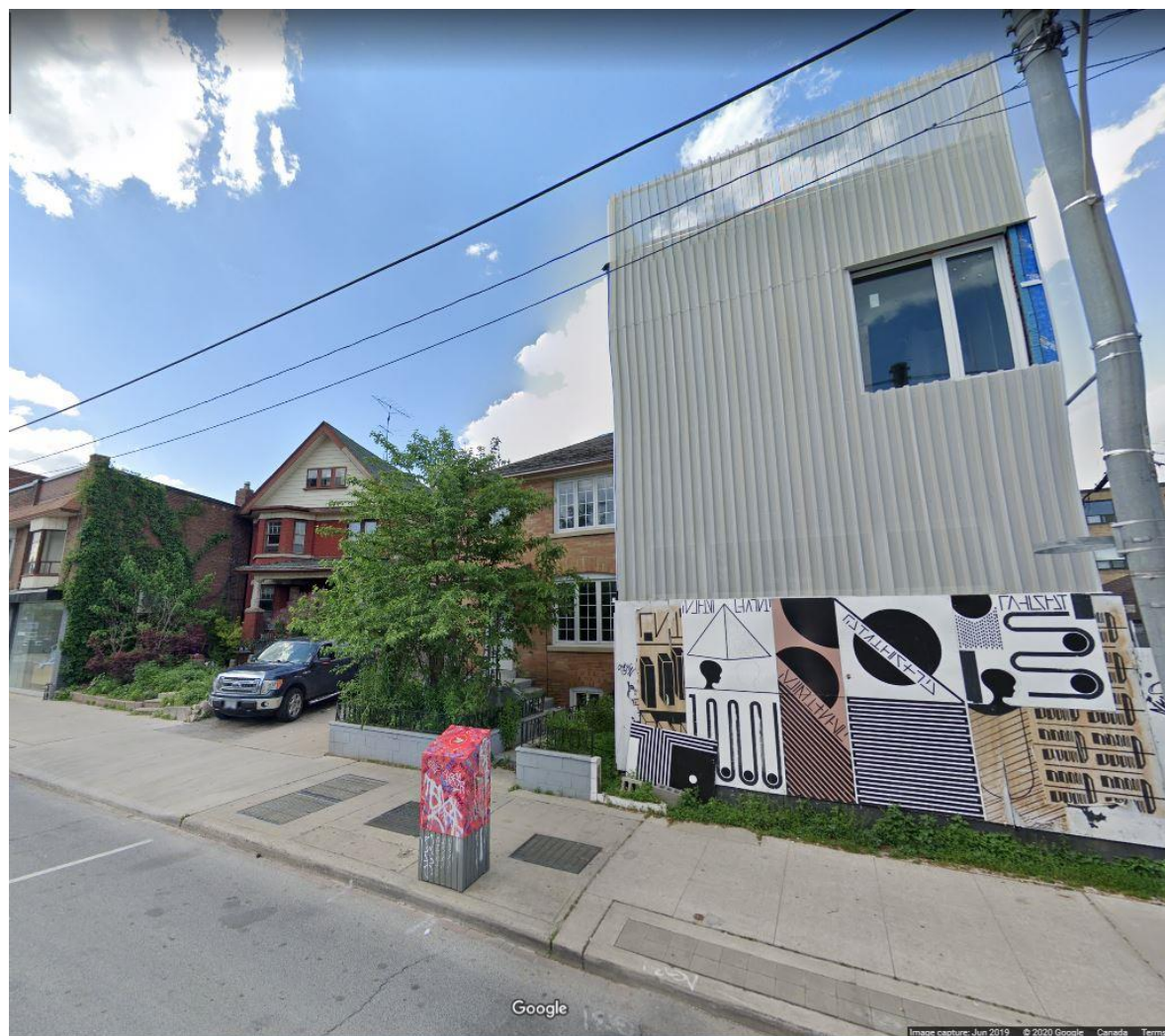
**Source:** Image via Google Streetview, annotated by Adam Wynne.



**Appendix B, Figure 15**

**Above:** Looking east at 1402 Dundas Street West, Toronto and surrounding streetscape in June 2019. Note the angle and setback of 1402 Dundas Street West renders it mostly invisible to eastbound traffic on Dundas Street West.

**Source:** Image via Google Streetview.



### Appendix B, Figure 16

**Above:** 1402 Dundas Street West, Toronto (near left side of image) and surrounding streetscape in June 2019. The modern building on the right-hand side of the image is 1396 Dundas Street West, which has been under construction since 2016.

**Source:** Image via Google Streetview.





**Appendix B, Figure 17**

**Above:** 1402 Dundas Street West and surrounding streetscape in April 2012.

**Source:** Image via Google Streetview.



**Appendix B, Figure 18**

**Above:** 1402 Dundas Street West, Toronto in July 2019.

**Source:** Image via Google Streetview.



**Appendix B, Figure 19**

**Above:** 1402 Dundas Street West, Toronto in March 2018.

**Source:** Image via Google Streetview.

The screenshot shows a real estate advertisement on a website. At the top left is the CHI Real Estate Group logo, which includes the text 'COMMERCIAL & INDUSTRIAL HOSPITALITY' and 'CHI Real Estate Group'. At the top right is the phone number '647.347.9723' and a menu icon. The main content area has a dark background with a decorative floral pattern. It features navigation buttons for '< PREVIOUS' and 'NEXT >'. The headline reads 'EXCEPTIONAL INVESTMENT OPPORTUNITY' in white, with the address '1402 Dundas St W' in orange below it. Further down, it specifies 'TYPE: INVESTMENT' and 'AREA: TORONTO'. A central aerial satellite image shows a residential neighborhood with a yellow rectangular outline highlighting a specific property at 1402 Dundas St W. The image includes street names 'Dundas St W' and 'Rusholme Dr'. At the bottom right of the ad is a red 'GET HELP' button. The bottom of the screenshot shows a Windows taskbar with various application icons and a system clock in the bottom right corner displaying '10:45 AM 2020-11-30'.

**Appendix B, Figure 20**

**Above:** Real estate ad for 1402 Dundas Street West in November 2020.

**Source:** CHI Real Estate Website, 30 November 2020.



**Appendix B, Figure 21**

**Above:** Internal Details of 1402 Dundas Street West.

**Source:** Realtor.ca Real Estate Listing for 1402 Dundas Street West, November 2020.



**Appendix B, Figure 22**

**Above:** Internal Details of 1402 Dundas Street West.

**Source:** Realtor.ca Real Estate Listing for 1402 Dundas Street West, November 2020.



**Appendix B, Figure 23**

**Above:** Internal Details of 1402 Dundas Street West.

**Source:** Realtor.ca Real Estate Listing for 1402 Dundas Street West, November 2020.



**Appendix B, Figure 24**

**Above:** Rear outbuilding at 1402 Dundas Street West (behind the white pickup truck) in May 2019.

**Source:** Image via Google Streetview.



**Appendix B, Figure 25**

**Above:** Evelyn Gladys Walker (née Steet) (left) and Herbert Walker (right). Herbert Walker resided at 1402 Dundas Street West (then known as 406 Dundas Street West) prior to his marriage to Evelyn Gladys Steet in 1918. Herbert Walker was the son of Samuel Walker. Steet was a former resident of Lakeview Avenue in the same neighbourhood of Toronto. The Walkers later lived on nearby Gladstone Avenue and St. Annes Road. This photograph is circa. early-to-mid 20<sup>th</sup> century.

**Source:** Ancestry.ca Library via Walker Family.



City of Toronto Archives, Fonds 1244, Item 7039

**Appendix B, Figure 26**

**Above:** Nearby Rusholme Road north of Dundas Street West in 1909. Note the forested and rural nature of the street at this point in time.

**Source:** City of Toronto Archives.





City of Toronto Archives, Fonds 1244, Item 303

**Appendix B, Figure 27**

**Above:** The Dundas Street West entrance to the Rusholme Estate in 1923. 1402 Dundas Street West is located approximately 190 meters west of this image.

**Source:** City of Toronto Archives.



**Appendix B, Figure 28**

**Above:** The *Rusholme* estate house in 1871. This property was constructed in 1839 and demolished in the mid-1950s. It was located immediately northeast of 1402 Dundas Street West.

**Source:** City of Toronto Archives.

### Appendix C – Sources:

The City of Toronto Directories were consulted for various years between 1890 and 1969.

The City of Toronto Interactive Map and Google Maps / Google Streetview were examined for contemporary map and satellite imagery related data.

Goad's Fire Insurance Plans were consulted for 1884, 1890, 1894, 1899, 1903, 1913, and 1923.

The Censuses of Canada were consulted for years between 1881 and 1921.

The City of Toronto Archives and the Toronto Public Library Digital Archives were consulted for historical images of the Dundas Street West streetscape and Rusholme Estate.

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