

7 November 2020

Submitted To:

City of Toronto Heritage Preservation Services [c/o Yasmina Shamji]: yasmina.shamji@toronto.ca

City of Toronto Heritage Preservation Services [c/o Gary Miedema]: gary.miedema@toronto.ca

Councillor Gord Perks [Ward 4- Parkdale-High Park]: councillor_perks@toronto.ca

Parkdale Village Historical Society [c/o PVHS President Jack Gibney]: jack.gibney@icloud.com

Parkdale Residents Association [c/o President Ric Amis]: info@parkdale.to

Parkdale Neighbourhood Land Trust: info@pnlt.ca

Parkdale Village BIA [c/o Director Anna Bartula]: director@parkdalevillagebia.com

Architectural Conservancy of Ontario – TO Built [c/o Pauline Berkovitz]: pauline@acotoronto.ca

Toronto and East York Community Preservation Panel: info@teycpp.ca

Toronto Preservation Board: teycc@toronto.ca

Submitted By:

Adam G. Wynne [adam.g.wynne@gmail.com]

32 Leopold Street, Toronto – Heritage Property Nomination:

I am writing to your offices to nominate 32 Leopold Street, Toronto for a Heritage Evaluation and to subsequently advocate for its Listing as a Heritage Property on the municipal *City of Toronto Heritage Register* and/or Designation as a Heritage Property under the provincial *Ontario Heritage Act*. 32 Leopold Street is a 2.5 storey detached house constructed in 1899 and first occupied in 1900. The house is located on the north side of Leopold Street¹ in the Parkdale neighbourhood of Toronto. 32 Leopold Street was

¹ Leopold Street is potentially named after Prince Leopold, the Duke of Albany (1853-1884) – who was the youngest son of Queen Victoria. Prince Leopold was named after his uncle – King Leopold I (1790-1865) of Belgium. In 1880, Prince Leopold toured Canada and the United States with his older sister Princess Louise (1848-1939) – which included a visit to Toronto in late May and early June of 1880 (*The Globe* (Toronto) 1880, 6, *The Globe* (Toronto) 1880, 2). Princess Louise was also the wife of John Campbell (1845-1914), the 9th Duke of Argyll and the Marquess of Lorne who served as Canada's Governor General between 1878 and 1883. Of note is that the next street north of Leopold Street – now known as Laxton Avenue – dates to the same period as Leopold Street and was originally known as Louise Street (which was also later known as Fife Street before being renamed to Laxton Avenue). Another Parkdale street – originally situated near Lake Ontario and demolished in the 1950s – was known as Lorne Avenue and Lorne Crescent (later renamed Empress Crescent). Notably, Prince Leopold and Princess Louise's 1880 tour of Canada and the United States occurred around the same time that the Maynard Estate in Parkdale (Toronto) was being subdivided for residential development. The Royal Visit may have lent

originally home to the *Toronto Private Hospital* in 1900 before being converted to residential uses in 1901. The property displays signs of the Queen Anne Revival style of architecture and is architecturally unique within the surrounding streetscape due to the distinct design of its prominent 2-storey entryway (porch) and balcony structure – which potentially dates to the original use of 32 Leopold Street, Toronto as a private hospital. Many original external details – such as stained glass, ornate porch pillars, roof brackets, intricate masonry details, etc. are still extant on 32 Leopold Street, Toronto as of the time of writing this.² 32 Leopold Street, Toronto was divided into 5 apartments around 1987 when tenders for financing the conversion renovations of the *Ye Grande Olde Parkdale Mansion* (32 Leopold Street, Toronto) were published in *The Globe and Mail* (The Globe and Mail 1987, E7). As of the time of writing this, the property is for sale for \$1 499 000 (Royal LePage 2020). As such, 32 Leopold Street, Toronto should be considered at increased risk of significant alteration and/or demolition.

Leopold Street first appears in Goad’s Fire Insurance Plans (Plate 34) in 1884 and the City of Toronto Directories in 1887.³ Of note is that the street’s initial lay-out as a dead-end street running east from Dowling Avenue in 1884 was altered by 1890⁴ to

inspiration for the naming of these streets. A few months prior to the tour, Governor-General Campbell and Princess Louise also laid the cornerstone for *The Toronto Home for Incurables* on Dunn Avenue in Parkdale on 8 September 1879 (Laycock and Myrvold 1991, 48). Prince Leopold later married Princess Helene Friederike Auguste of Waldeck and Pyrmont (later known as the Duchess of Albany) (1861 – 1922) on 27 April 1882. Prince Leopold passed away only 2 years later from complications of a fall and hemophilia in Cannes, France on 28 March 1884. A photograph of Prince Leopold and Princess Leopold has been included in Appendix A, Figure 17. Please note that *Parkdale in Pictures: Its Development to 1889* by Margaret Laycock and Barbara Myrvold (1991) offer a related theory for the naming of Leopold Street and identify that Leopold Street was “perhaps named for Leopold of Saxe-Coburg, who married Charlotte Augusta, only daughter of George IV in 1816” (Laycock and Myrvold 1991, 59). Leopold of Saxe-Coburg was later known as King Leopold I of Belgium, noted above to be the eponym of Prince Leopold. *Parkdale in Pictures: Its Development to 1889* (1991) does not provide details as to Laxton Avenue formerly being known as Louise Street and Fife Street.

² The Royal LePage real estate ad for the property notes that 32 Leopold Street, Toronto is a “grand Victorian mansion packed with much of its original charm both inside and out original wood work in the stairwell as well as the elaborate external brickwork [are extant] ... [the] property being sold as is where is” (Royal LePage 2020).

³ The street may have been created as early as 1879 with the subdivision of the Maynard Estate (Laycock and Myrvold 1991, 41), although Leopold Street was not built on until 1888.

⁴ These alterations saw part of Maynard Crescent converted to the eastern portion of Leopold Street with this street segment being connected to the formerly dead-end Leopold Street running east from Dowling Avenue. Maynard Crescent’s north-south component was retained as Maynard Avenue. Please refer to Appendix A, Figures 2 to 7 for map-related data showing these changes.

create a thorough street between Dowling Avenue and Jameson Avenue. The 1884 and 1890 Goad's Fire Insurance Plans identify that Leopold Street was constructed on the former Maynard Estate. According to the City of Toronto Directories, the earliest properties were built on Leopold Street in 1888. Of note is that the houses historically present on the south side of Leopold Street were almost entirely corner properties with their primary frontages and addresses on adjacent streets. These houses situated along the south side of Leopold Street were almost entirely demolished (with the exception of 2 corner properties on the east and west terminuses of the Leopold Street) to allow for the construction of apartment buildings in the mid-20th century.

32 Leopold Street, Toronto is listed as being under construction in the 1899 City of Toronto Directory and was first used as the site of the *Toronto Private Hospital*⁵ in 1900. The *Toronto Private Hospital's* other location was at 580 Jarvis Street, Toronto⁶ at the northwest corner of Jarvis Street and Charles Street East. The hospital's Parkdale location was under the matronship of Mrs. Sarah E. Brennan. The *Toronto Private Hospital* appears to have been short lived and in operation only during 1900.⁷ By 1901, the *Toronto Private Hospital* appears to have shut down and 32 Leopold Street had converted to residential use. Further research is required to determine what form(s) of patientcare the *Toronto Private Hospital* offered and why it ceased operations after only 1 year of operations (and/or whether it simultaneously changed locations and names). Of note is that a Sarah Elizabeth Brennan (c. 1862-1901) is recorded as having died of pneumonia – aged 39 - near Orillia, Ontario on 13 March 1901. Further research is

⁵ There is notably a *Toronto Private Hospital* in Toronto, New South Wales, Australia (Toronto Private Hospital 2020). This institution – active as of 2020 - in Toronto, Australia does not have any connection to the *Toronto Private Hospital* which was in operation in 1900 in Toronto, Ontario, Canada.

⁶ 580 Jarvis Street, Toronto was a 2-storey house constructed circa. 1872 which was located on a large corner lot at the northwest corner of Jarvis Street and Charles Street East in Toronto. The property was originally home to James Boustead between 1872 and 1876 and later the Kiely family between 1876 and 1899 (Toronto Public Library 2020). As noted above, the property was used by the *Toronto Private Hospital* in 1900. By 1913, the south section of the lot was severed and developed as the *La Plaza Apartments* (see Appendix A, Figures 18 & 19). Both the original house and *La Plaza Apartments* were demolished in the 1950s.

⁷ Of note is that the *Toronto Private Hospital* does not appear in the 1895, 1896, 1897, 1898, or 1899 City of Toronto Directories or the 1901, 1902, 1903, 1904, or 1905 City of Toronto Directories. Its former location at 580-594 Jarvis Street, Toronto is also listed as being vacant between 1901 and 1905.

required to determine whether this is the same Sarah E. Brennan who was the matron of the *Toronto Private Hospital*.

Between 1901 and 1903, 32 Leopold Street, Toronto was home to Seth Albert Craige Sr. (16 January 1854 – 25 December 1909) and family. Seth Albert Craige Sr. was born in Camden, New Jersey (USA) and later lived in Philadelphia, Pennsylvania (USA) and Jersey City, New Jersey (USA). Craige moved to Toronto around 1900 (*The Globe (Toronto)* 1909, 5). In the early 20th century, Seth Albert Craige Sr. was the Manager of the Toronto operations of the *S. S. White Dental Manufacturing Company*. Craige is noted to have established the Toronto operations of the *S. S. White Dental Manufacturing Company* and held the position of Manager of their Toronto operations until 1906 (*The Globe (Toronto)* 1909, 5). The *S. S. White Dental Manufacturing Company* was founded by Samuel Stockton White (1822-1879) in Philadelphia, Pennsylvania (USA) in 1844 (Lemelson Center for the Study of Invention and Innovation 2014, SS White Dental 2020). The *S. S. White Dental Manufacturing Company* originally manufactured porcelain teeth out of feldspar and later expanded their operations to include a diverse range of dental equipment, instruments, and prosthetics (Lemelson Center for the Study of Invention and Innovation 2014). By the late 19th century, the *S. S. White Dental Manufacturing Company* had become the largest manufacturer of dental instruments in the world and had operations in North America, Europe, Asia, and Australia (Lemelson Center for the Study of Invention and Innovation 2014). The company is still active as of 2020 and now has its headquarters in Lakewood, New Jersey (USA) (SS White Dental 2020). In the early 20th century, the Toronto operations of the *S. S. White Dental Manufacturing Company* were based at 110-112 Victoria Street near the intersection of Queen Street East and Victoria Street in Toronto. Seth Albert Craige Sr. married Mary D. Alritz (1856-1911) on 17 May 1876 in Rochester, New York (USA). The couple had 3 children: Seth Albert Craige Jr. (13 October 1877 - 6 September 1940), Margaret V. Craige (born 1880), and Lilly Craige (born 1880). Seth Albert Craige Jr. is also noted to have worked at the *S. S. White Dental Manufacturing Company* as a Clerk during the early 1900s.

In 1904, Robert John Tough (1856/1857 – 11 March 1924) and family moved into 32 Leopold Street, Toronto. The Tough family lived here between 1904 and 1915.

Robert John Tough was born in 1856 or 1857 in Arnprior, Ontario.⁸ On 18 February 1885, Robert John Tough married Margaret Mackey (1866-1931) in Pembroke, Ontario. Their 1885 marriage record notes that Robert John Tough simultaneously lived in both Arnprior, Ontario and Biscotasing, Ontario.⁹ The 1891 Census of Canada notes that the Tough family were living in the Arnprior area and that Robert John Tough was involved in the lumber and mining industry. By the late 1890s, the Tough family had moved to Toronto. In Toronto, the family first lived on Elm Grove Avenue (Parkdale, Toronto) before moving to Leopold Street (Parkdale, Toronto). The 1901 Census of Canada notes that Robert John Tough and Margaret Tough had 7 children by this point in time ranging in age from 1 year old to 15 years old¹⁰ and that the family was Presbyterian. The 1901 Census of Canada also notes that Robert John Tough was retired by that point in time. However, City of Toronto Directories in the late 1910s note that Robert John Tough was later working again with his office being located in the *Standard Bank of Canada Building* at 15 King Street West, Toronto. Further research is required to discern further details about the work Robert John Tough was doing in the 1910s. By the late 1910s, the Tough family had moved to 609 Avenue Road, Toronto (near Avenue Road and Lonsdale Road). The 1924 City of Toronto Directory additionally notes that Robert John Tough's office had moved to 13 King Street East, Toronto by this point in time and that the Tough family moved again. The Tough family's address in the mid-1920s was 114 Glen Road in the Rosedale neighbourhood of Toronto.

⁸ Arnprior, Ontario is a town situated on the Ontario-Québec border at the convergence of the Madawaska River and Ottawa River, approximately 50 kilometers west of Ottawa, Ontario. Its population as of the 2016 Census of Canada was 10 426 (Statistics Canada 2019).

⁹ Biscotasing, Ontario is a small community located between Sudbury, Ontario and Timmins, Ontario. The town was created in the early 1880s during the construction of the *Canadian Pacific Railway* (Charbonneau 2020, Ontario Abandoned Places 2020). The community also had several sawmills, although the lumber industry was often impacted and threatened by bush fires (Charbonneau 2020). In the early 1910s (June 1912 or June 1913), the entire community burned to the ground due to a fire which started in Biscotasing's stables (Charbonneau 2020, Ontario Abandoned Places 2020). In 1922, Biscotasing became the first community in northern Ontario to use airplanes for forest fire surveillance (Charbonneau 2020). Archibald Stansfeld Belaney (1888-1938) - also known as Grey Owl - also spent time in Biscotasing (Charbonneau 2020). Its modern year-round population is 22, which increases to approximately 300 in the summer due to cottagers and seasonal visitors (Charbonneau 2020, Ontario Abandoned Places 2020). Biscotasing is often considered a ghost town (Charbonneau 2020, Ontario Abandoned Places 2020).

¹⁰ A school photograph of Olga Tough - one of the Tough children - circa. 1905 is available in the City of Toronto Archives. Further information on this is available in Appendix B.

In 1916, 32 Leopold Street, Toronto was home to Edward H. Thompson (1874 - unknown). Thompson was a broker and salesman by trade and resided at 32 Leopold Street, Toronto for only 1 year.

In 1917, Hugh Alexander Ryan¹¹ (18 January 1876 - 18 February 1926) and family moved into 32 Leopold Street, Toronto. The Ryan family lived at 32 Leopold Street between 1917 and 1947. According to the City of Toronto directories, Hugh Alexander Ryan was a contractor by trade (The Globe (Toronto) 1926, 9). Hugh Alexander Ryan was originally from the Brockville, Ontario area (The Globe (Toronto) 1926, 9). On 5 June 1906, Hugh Alexander Ryan married Claire (Clara) Matilda Clairmont (24 April 1883 - 1967) in Muskoka, Ontario. Hugh Alexander Ryan and Claire (Clara) Hugh had 3 children: Helen Isabella Mary Ryan (1907-1954), Margaret Claire Ryan (1912-1976), and John (Jack) Hugh Allan Ryan (1915-1942). Pearl Kerr (c. 1856 – unknown) - a servant originally from Scotland – is also listed as residing with the family in the 1921 Census of Canada. The Ryan family is noted to have had a summer home on Lake Muskoka (The Globe (Toronto) 1917, 8). Hugh Alexander Ryan died at 32 Leopold Street, Toronto of a sudden heart attack at aged 50 on 18 February 1926 (Toronto Daily Star 1926, 1, The Globe (Toronto) 1926, 9). Hugh Alexander Ryan's obituary notes that he was a well-known contractor in the Parkdale area, had retired recently, and was in good health until the incident (The Globe (Toronto) 1926, 9). Hugh Alexander Ryan's obituary additionally notes that he was a veteran of the Canadian Contingent during the South African War (1899-1902) and was a member of the *Ontario Jockey Club*, the *Ontario Club*, and the *Knights of Columbus* (The Globe (Toronto) 1926, 9). Claire (Clara) Hugh continued living at 32 Leopold Street, Toronto until 1947. During the mid-1930s, Claire (Clara) Hugh was a member of the *South Parkdale Women's Liberal Organization* and hosted meetings at 32 Leopold Street, Toronto while John Leslie Prentice (1886-1989) campaigned for the federal riding of Parkdale (The Globe (Toronto) 1935, 8).¹² Hugh A.

¹¹ Hugh Alexander Ryan (1876-1924) was not the same Hugh Ryan (1832-1899) who was a business leader and superintendent in the realms of infrastructure development and public works (predominantly canals and railway) in 19th century Ontario and who also drove the last spike into the Ontario & Quebec Railway on 5 May 1884 (Stagg 1990/2020, Toronto Railway Historical Association 2020). This Hugh Ryan (1832-1899) was also a very prominent philanthropist in 19th century Toronto (Stagg 1990/2020). Further research is required to determine whether these individuals were related.

¹² These media articles reference the street as being *Leopold Avenue*, not *Leopold Street*. Further research is required to determine if the street was once known as *Leopold Avenue*.

Ryan and Claire (Clara) Hugh's only son – Flight Sergeant Jack (John) Hugh Allen Ryan (1915 - 25 May 1942) – served in the Royal Canadian Air Force during World War II and was killed in action on 25 May 1942 (The Globe and Mail 1942, 5, The Globe and Mail 1942, 24, The Globe and Mail 1942, 7). The death of Flight Sergeant Jack (John) H. A. Ryan was publicized in several Toronto-area media articles (The Globe and Mail 1942, 5, The Globe and Mail 1942, 24, The Globe and Mail 1942, 7). Flight Sergeant Ryan was an alumnus of Parkdale Collegiate and Saint Michael's College (The Globe and Mail 1942, 5). Flight Sergeant Ryan was also noted to have formerly been an employee of the *Aetna Life Insurance Company* and *Bank of Commerce*, as well as a musician who had organized his own dance orchestra (The Globe and Mail 1942, 5).

Between 1948 and 1949, 32 Leopold Street, Toronto was home to James Pascoudis. According to the Directories, Pascoudis was a cook by trade. The 1948 and 1949 City of Toronto Directories also note that Pascoudis owned 32 Leopold Street, Toronto at this point in time. Further research is required to determine the date of birth and potential date of death of James Pascoudis.

In 1950, Peter Gorman resided at 32 Leopold Street, Toronto. The 1950 City of Toronto Directory notes that Gorman owned 32 Leopold Street, Toronto. Gorman resided at 32 Leopold Street, Toronto for 1 year and had moved out by the time the 1951 City of Toronto Directory was published. Gorman's profession is listed as a lithographer at the *Department of Transport* in the City of Toronto Directories. Further research is required to determine the date of birth and potential date of death of Peter Gorman.

In 1951, Rhoda Butler resided at 32 Leopold Street, Toronto. Butler resided at 32 Leopold Street, Toronto for 1 year. Toronto. The 1951 City of Toronto Directory notes that Butler owned 32 Leopold Street, Toronto. Unfortunately, no further information is available about Butler's profession(s) in the 1951 City of Toronto Directory. Further research is required to determine the date of birth and potential date of death of Rhoda Butler, as well as her potential profession(s).

Between 1952 and 1968, Catherine Chris and Louis Chris resided at 32 Leopold Street, Toronto. Louis Chris is listed as owning 32 Leopold Street, Toronto in the City of Toronto Directories. Louis Chris is also listed in the City of Toronto Directories as being

a chef at the *Odeon Restaurant*. In 1960, there were 2 *Odeon Restaurants* in the Toronto area. One was operated by Alex K. Christoff at 638 Danforth Avenue and the other was operated by Todor Elioff at 2390 Eglinton Avenue East. It is unclear at present which of these *Odeon Restaurants* Louis Chris worked at. Further research is required to determine how Catherine Chris and Louis Chris are and/or were related. Further research is also required to determine the dates of birth and potential dates of death of the Chris family members. Of note is that an article published in *The Globe and Mail* on 27 March 1967 also lists Sadie MacNeil (unknown - 23 March 1967) as a resident of 32 Leopold Street, Toronto and notes that she died in the house (*The Globe and Mail* 1967, 38). Further research is required to determine Sadie MacNeil's connection to the Chris family.

The 1969 Directory notes that Vitomir Valcic lived at and owned 32 Leopold Street, Toronto in 1969. Unfortunately, City of Toronto Directories post-1969 are not digitized and there is limited access to archival and library collections due to COVID-19. Further research is required to discern Vitomir Valcic's profession, how long they resided at 32 Leopold Street, Toronto, as well as their date of birth and potential date of death.

32 Leopold Street, Toronto is surrounded by the following:

To the East: To the East of 32 Leopold Street, Toronto are late 19th and early 20th century houses along the north side of Leopold Street. The eastern terminus of Leopold Street is Jameson Avenue. An 11-storey, mid-to-late 20th century apartment building – known as *Ashgrove Apartments* (182 Jameson Avenue) – is situated at the northwest corner of Jameson Avenue and Leopold Street. An Edwardian house (c.1910) – known as 178 Jameson Avenue, Toronto and 3 Leopold Street, Toronto – is situated at the southwest corner of Jameson Avenue and Leopold Street and would benefit from a

Heritage Evaluation as well, as it is one of only 3 houses remaining on Jameson Avenue.¹³

To the North: To the North of 32 Leopold Street, Toronto is an outbuilding (unknown age) associated with 32 Leopold Street, Toronto.¹⁴ To the north of this are the yards and rears (south elevations) of houses on the south side of Laxton Avenue. As noted above, Laxton Avenue was previously known as Louise Street and Fife Street. The property to the immediate north of 32 Leopold Street, Toronto is 15 Laxton Avenue, Toronto. 15 Laxton Avenue, Toronto is a large Edwardian house presently home to the *Franciscan Friars of the Atonement*.

To the South: To the South of 32 Leopold Street, Toronto is Leopold Street itself. On the south side of Leopold Street opposite 32 Leopold Street is an 8-storey, mid-to-late 20th century apartment building known as 32 Maynard Avenue, Toronto. This apartment building replaced several homes with their primary and/or side elevations situated along Leopold Street.

To the West: To the West of 32 Leopold Street, Toronto are late-19th and early-20th century houses on the north side of Leopold Street. The western terminus of Leopold Street is at Dowling Avenue.

¹³ Approximately 100 houses existed on Jameson Avenue as of 1924. In the years following World War 2, virtually the entirety of Jameson Avenue's original streetscape (largely detached and semi-detached houses) was demolished and replaced with mid-rise and high-rise apartment buildings. Jameson Avenue was also converted to a major vehicle thoroughfare following the construction of the Gardiner Expressway in the 1950s – with the construction of the expressway also seeing the widening of Jameson Avenue, the connection of Jameson Avenue to the expressway, and the entire demolition of Jameson Avenue and several adjacent streets south of the railway tracks.

¹⁴ Several balconies and decks also exist on the north elevation of 32 Leopold Street, Toronto.

Appendix A – Maps and Photographs:

Additional, downloadable, and higher quality photos are available in this Google Drive album:

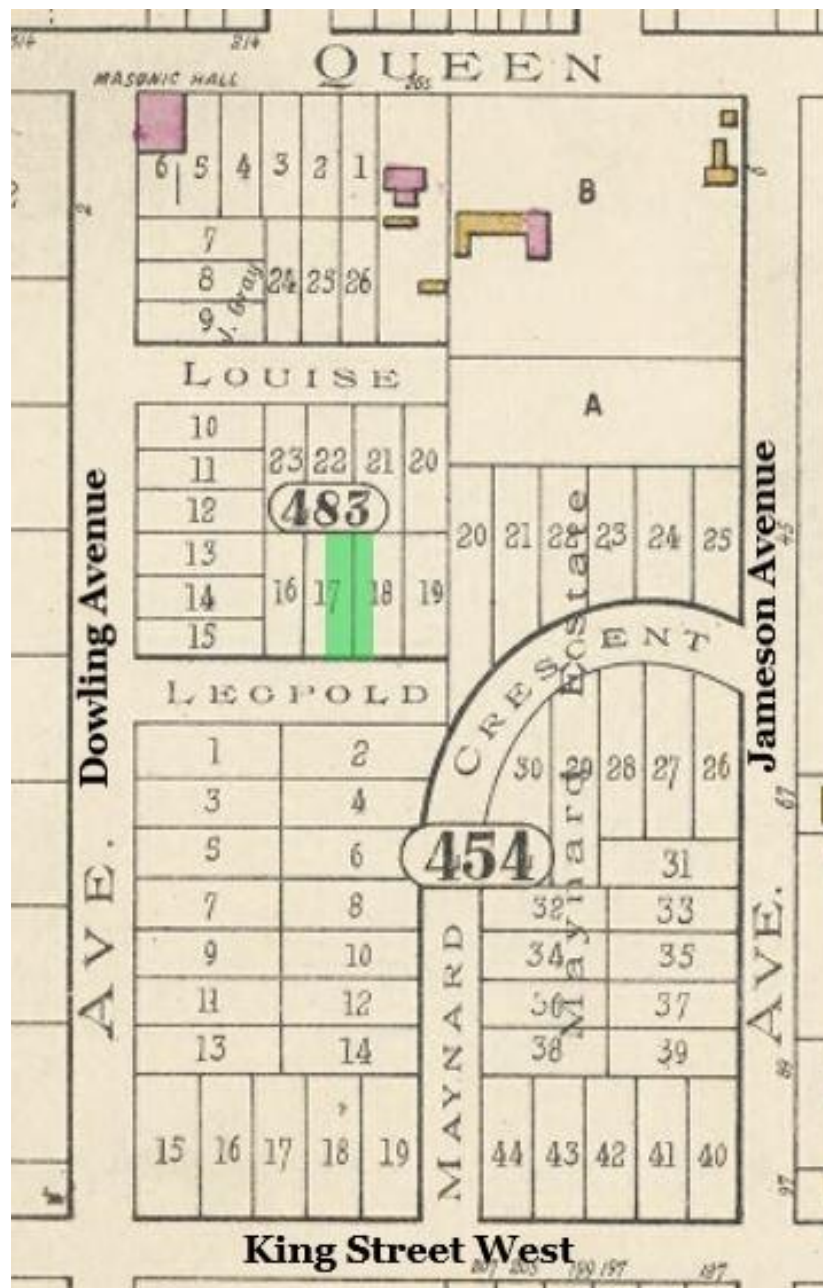
<https://drive.google.com/drive/folders/1sfNUeNDmSue0IcUUxXZCPLSsDoCumw5P?usp=sharing>



Appendix A, Figure 1

Above: The location of 32 Leopold Street, Toronto (highlighted in green).

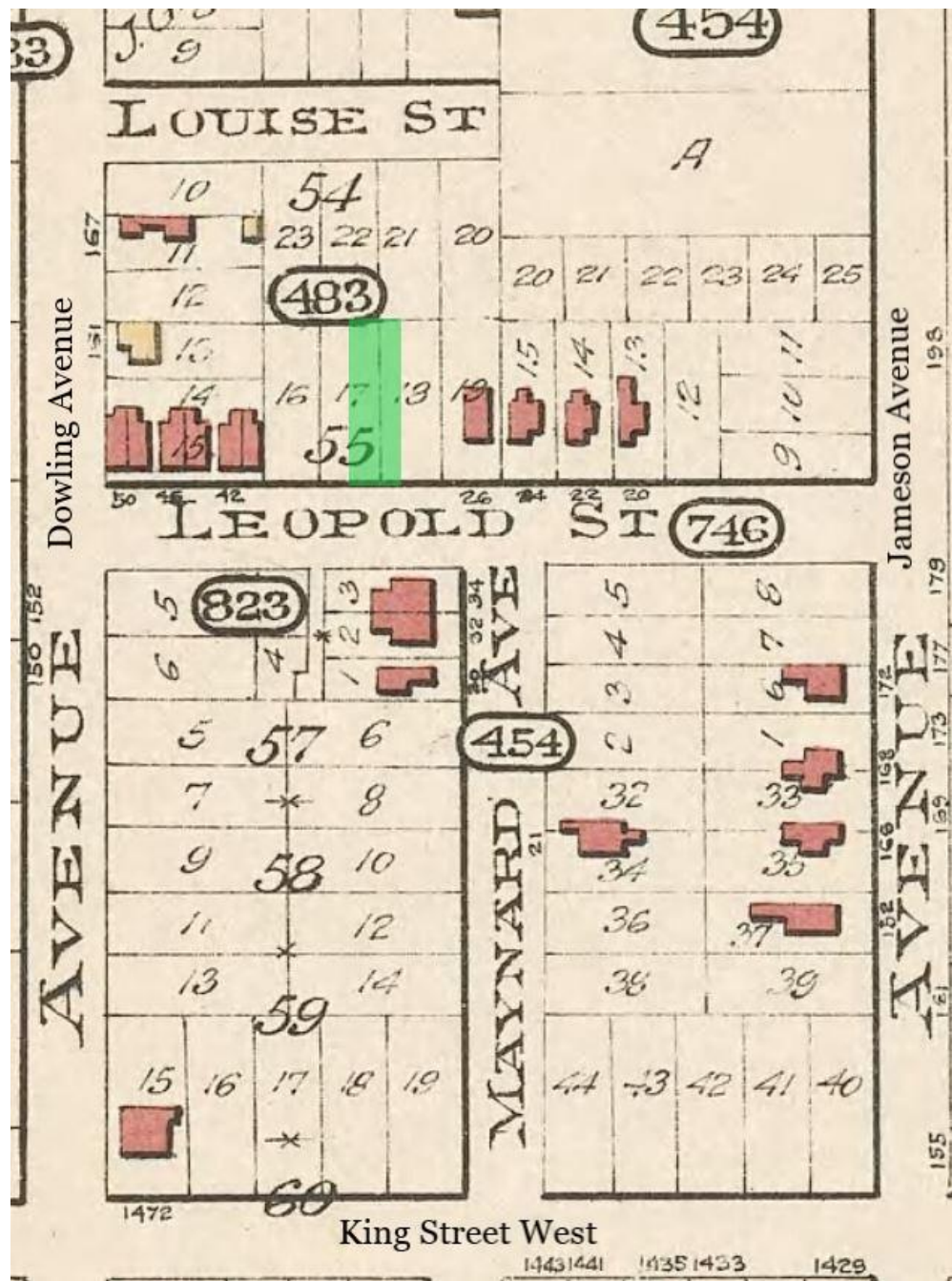
Source: City of Toronto Interactive Map (annotated by Adam Wynne).



Appendix A, Figure 2

Above: The approximate future location of 32 Leopold Street, Toronto (highlighted in green) in 1884. Note that this map shows the original configuration of streets, as well as the original name of adjacent Laxton Avenue (then known as Louise Street).

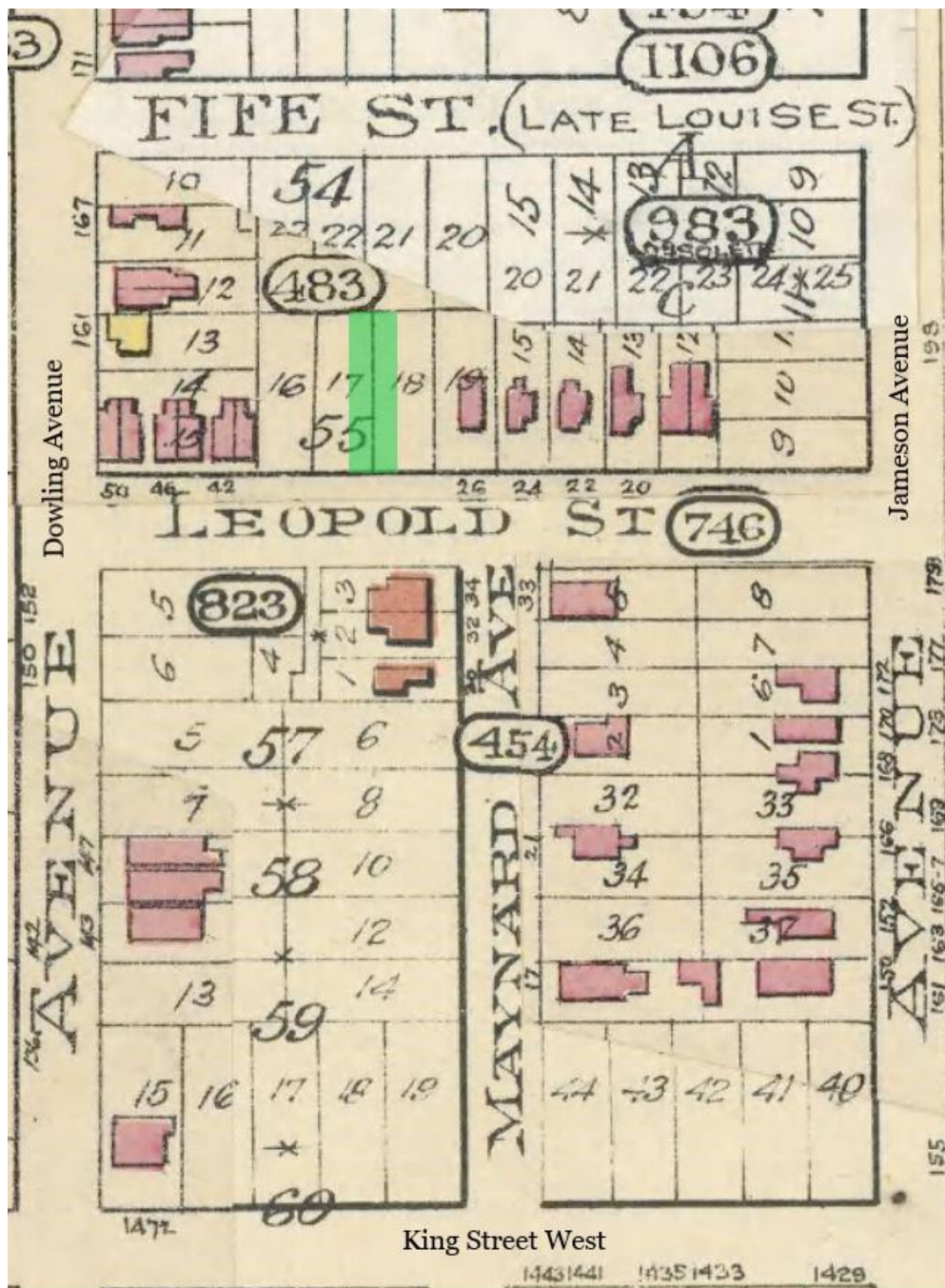
Source: 1884 Edition of Goad's Fire Insurance Plans, Plate 34 (annotated by Adam Wynne).



Appendix A, Figure 3

Above: The approximate future location of 32 Leopold Street, Toronto (highlighted in green) in 1890. Note that Leopold Street and Maynard Avenue have their present configurations by 1890, whereas Louise Street (later Fife Street and Laxton Avenue) still had its original, dead-end configuration.

Source: 1890 Edition of Goad's Fire Insurance Plans, Plate 43 (annotated by Adam Wynne).

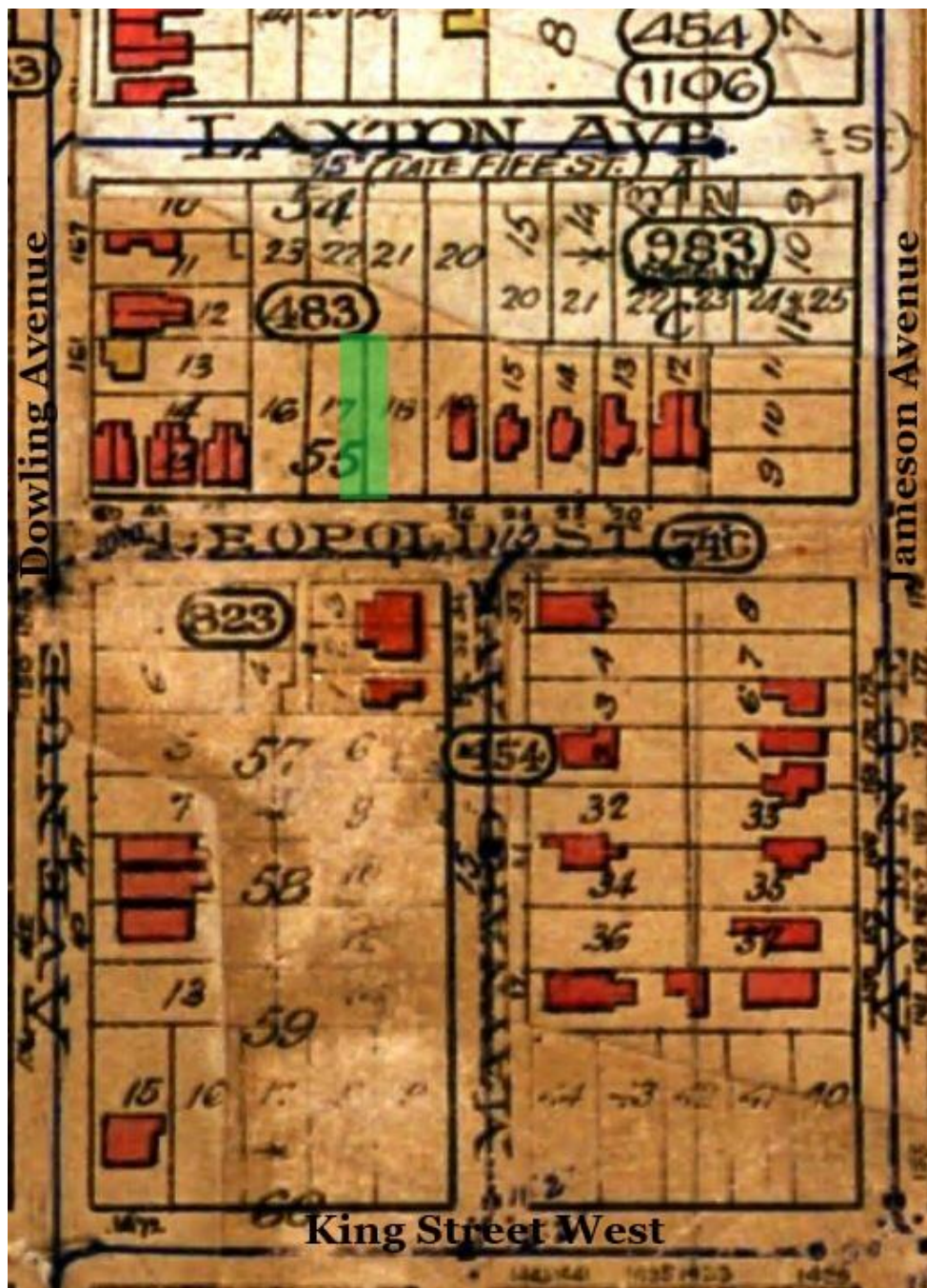


Appendix A, Figure 4

Above: The approximate location of 32 Leopold Street, Toronto (highlighted in green) in 1899.

32 Leopold Street, Toronto was under construction in 1899, but is not yet depicted in Goad's Fire Insurance Plans. Please additionally note that the streets have their present configurations by 1899 and that Louise Street had been renamed Fife Street (prior to being renamed again as Laxton Avenue).

Source: 1899 Edition of Goad's Fire Insurance Plans, Plate 43 (annotated by Adam Wynne).

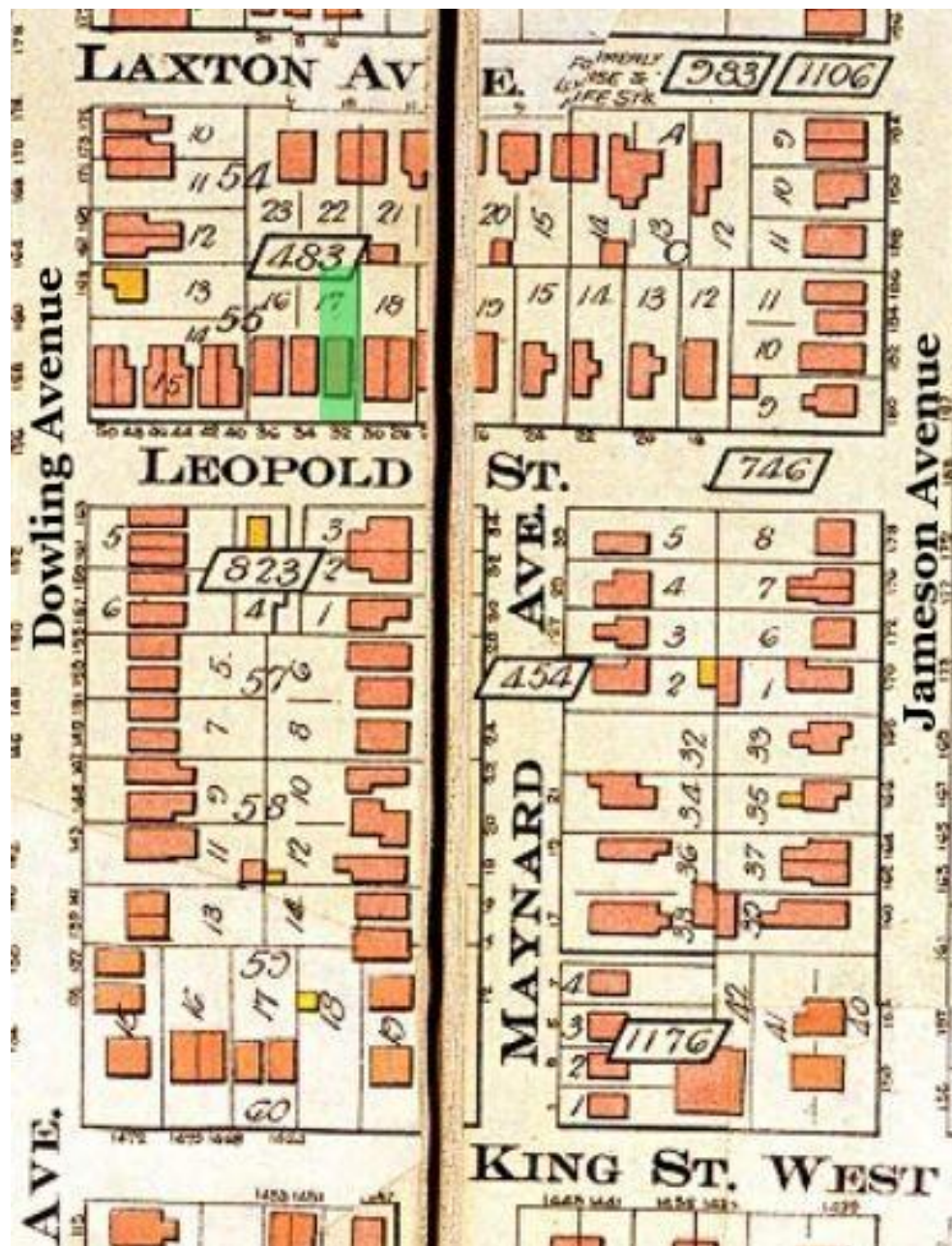


Appendix A, Figure 5

Above: The approximate location of 32 Leopold Street, Toronto (highlighted in green) in 1903.

32 Leopold Street, Toronto had been constructed by this point in time according to City of Toronto Directories, however, the property was not depicted in Goad's Fire Insurance Plans until 1913. Please also note that Fife Street (originally Louise Street) had been renamed Laxton Avenue by 1903.

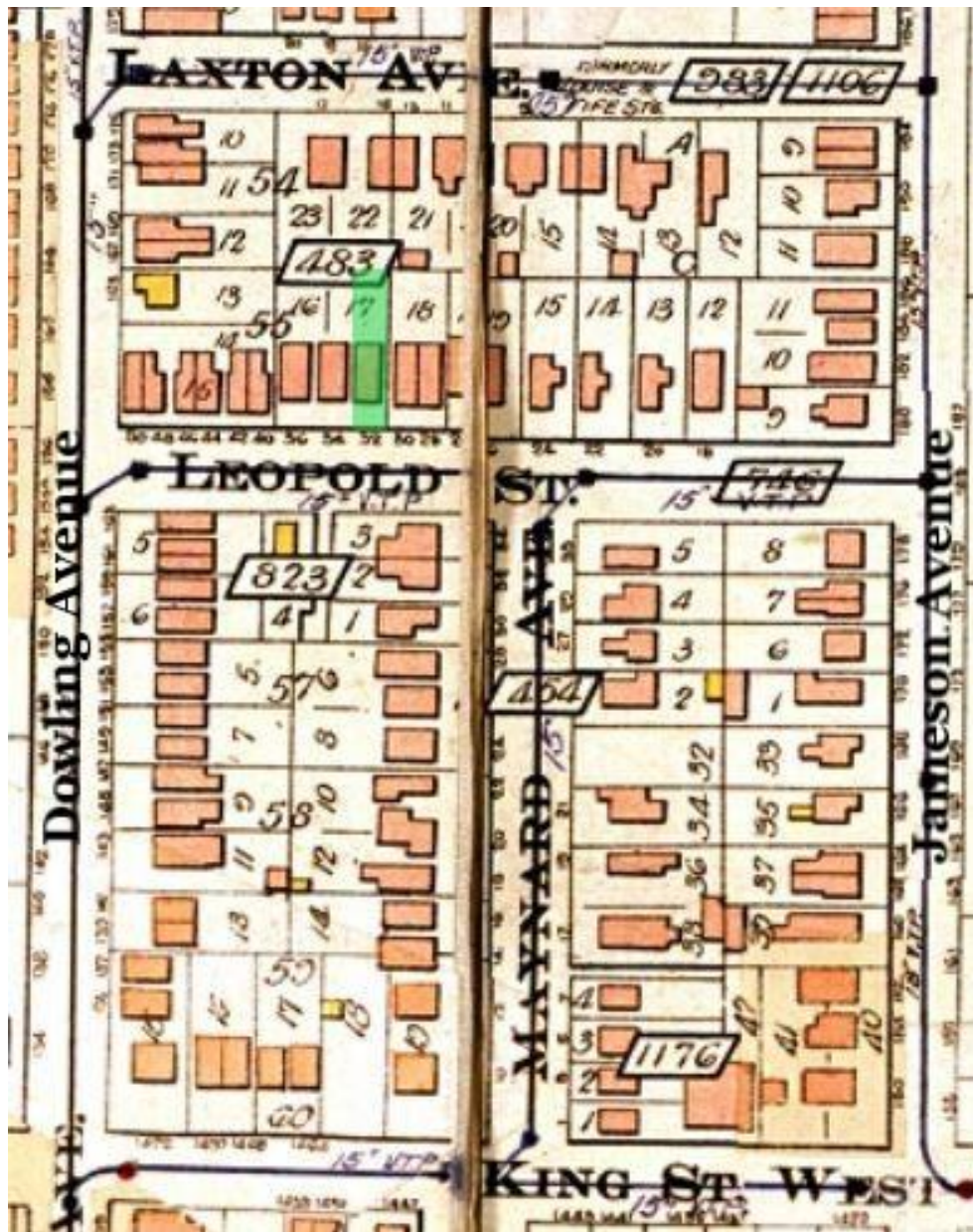
Source: 1903 Edition of Goad's Fire Insurance Plans, Plate 43 (annotated by Adam Wynne).



Appendix A, Figure 6

Above: 32 Leopold Street, Toronto (highlighted in green) per the 1913 Edition of Goad's Fire Insurance Plans. The distinct front balcony and porch structure is not depicted in this map, although further research is required to determine whether Goad's opted to include porch structures in their building depictions on the Fire Insurance Plans. Please note the intensification of development in the surrounding neighbourhood during the early 20th century.

Source: 1913 Edition of Goad's Fire Insurance Plans, Plate 43 (annotated by Adam Wynne).



Appendix A, Figure 7

Above: 32 Leopold Street, Toronto (highlighted in green) per the 1924 Edition of Goad's Fire Insurance Plans. The distinct porch structure is not depicted in this map, although further research is required to determine whether Goad's opted to include porch structures in their building depictions on the Fire Insurance Plans

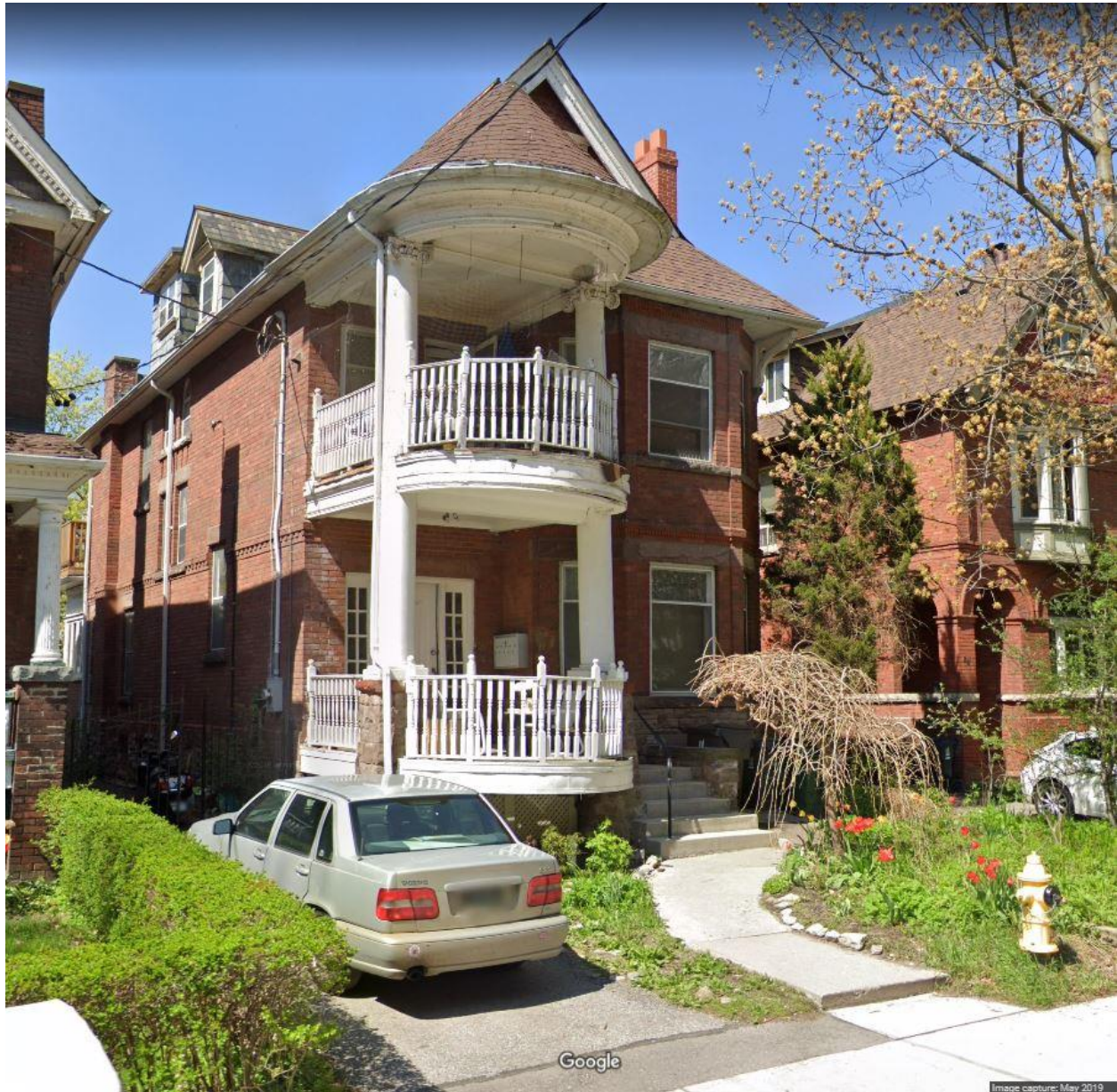
Source: 1924 Edition of Goad's Fire Insurance Plans, Plate 53 (annotated by Adam Wynne).



Appendix A, Figure 8

Above: The primary (south) elevation of 32 Leopold Street, Toronto on 1 November 2020.

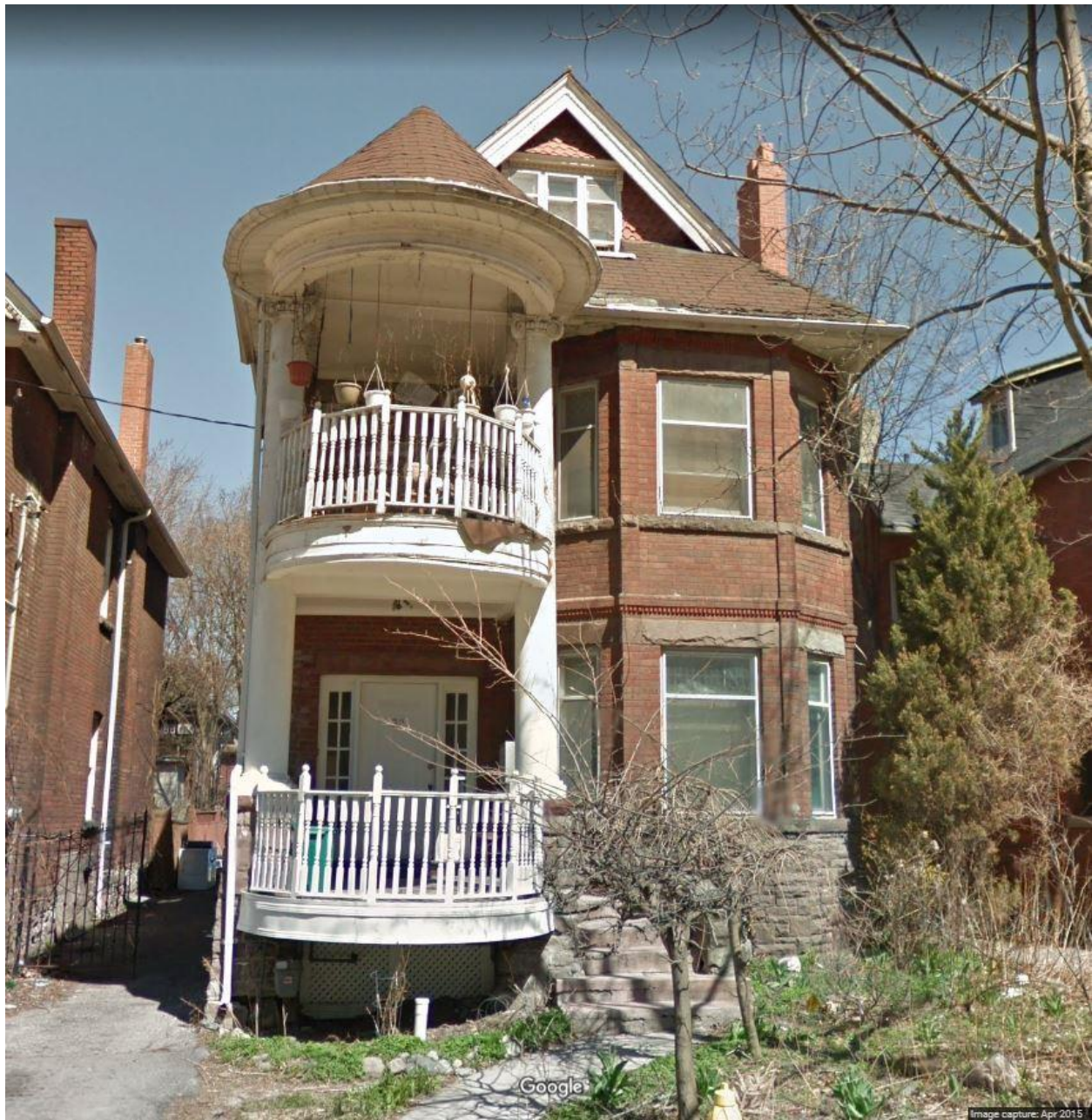
Source: Photograph by Adam Wynne.



Appendix A, Figure 9

Above: 32 Leopold Street, Toronto looking northeast in May 2019.

Source: Google Streetview.



Appendix A, Figure 10

Above: The primary (south) elevation of 32 Leopold Street, Toronto in April 2015.

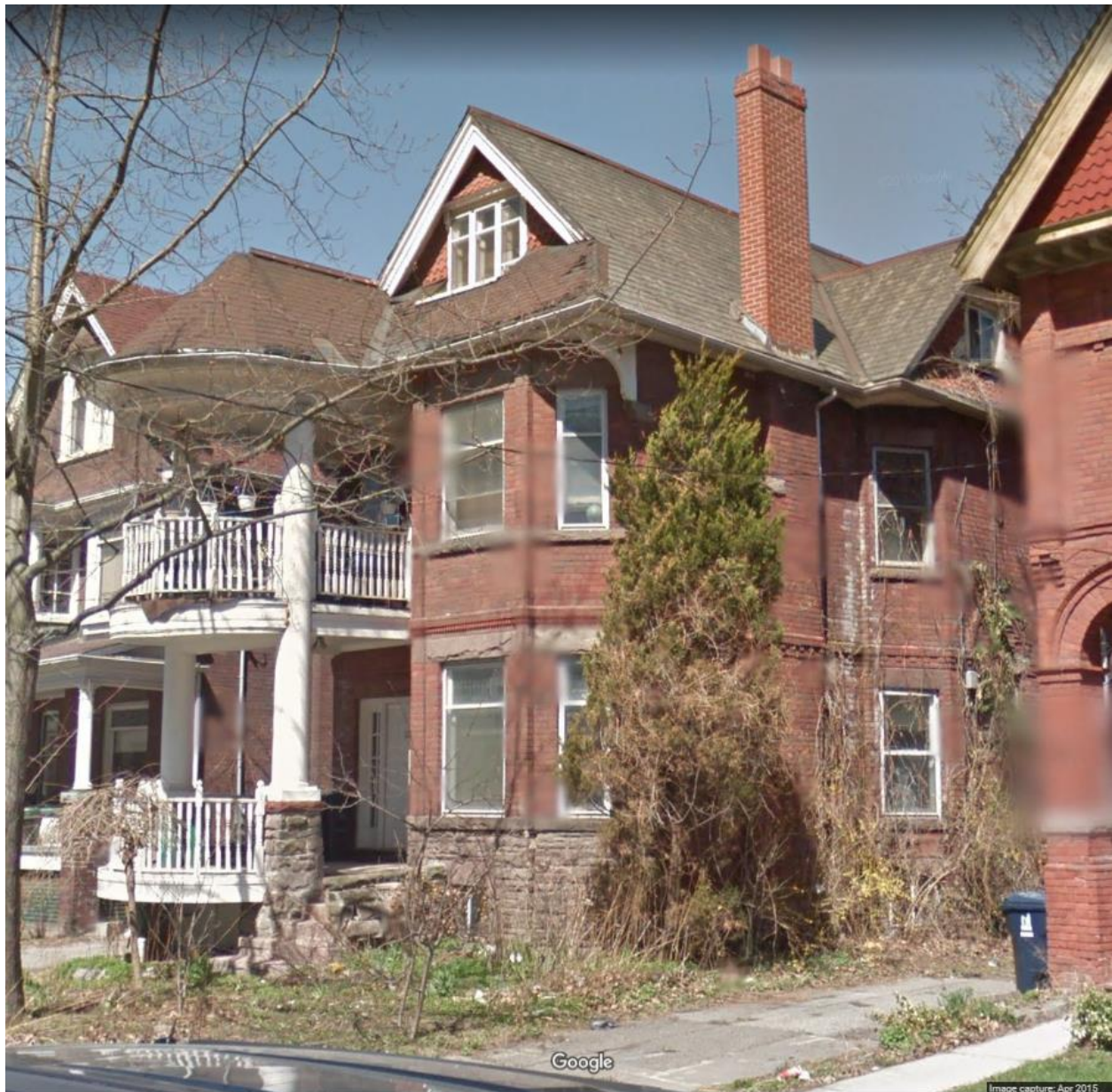
Source: Google Streetview.



Appendix A, Figure 11

Above: 2nd floor balcony details on 32 Leopold Street, Toronto in May 2019. Note the detailed, ornate pillars. This balcony and porch structure potentially dates to the construction of 32 Leopold Street, Toronto and may have been designed for the use of the building as the site of the *Toronto Private Hospital*.

Source: Google Streetview.



Appendix A, Figure 12

Above: 32 Leopold Street, Toronto looking northwest in April 2015. Note the side gable on the east elevation of the property, as well as the new / replaced chimney.

Source: Google Streetview.



Appendix A, Figures 13 & 14

Above: Woodworking, window, and interior details on and around the interior staircases of 32 Leopold Street, Toronto.

Source: Royal LePage Real Estate Ad.



Appendix A, Figure 17

Above: Princess Louise (1848-1939) and Prince Leopold (1853-1884) – 2 children of Queen Victoria (1819-1901) – in Montréal, Québec, Canada in 1880 during their tour of Canada and the United States. Princess Louise is on the left and Prince Leopold is on the right. Prince Leopold is likely the eponym of the name Leopold Street, whereas Princess Louise is likely the eponym of the name Louise Street (later known as Fife Street and Laxton Avenue).

Source: McCord Museum (Montréal Social History Museum) Collections, Montréal, Québec, Canada. The original photographers of this image were *Notman & Sandham* – a Montréal-based photography firm.



Appendix A, Figure 18

Above: 580 Jarvis Street, Toronto (on the right-hand side of this image) in the 1950s. In 1900, 580 Jarvis Street, Toronto was the other location of the *Toronto Private Hospital* alongside 32 Leopold Street, Toronto. 580 Jarvis Street, Toronto was built circa. 1872 and was situated on a large corner lot at the northwest corner of Jarvis Street and Charles Street East in Toronto. The properties in this image were demolished around the 1950s. The *La Plaza Apartments* – built in the early 20th century and also demolished around the 1950s/1960s – are visible on the left-hand side of this image.

Source: Toronto Public Library Digital Archive.



Appendix A, Figure 19

Above: The *La Plaza Apartments* in the 1950s. The *La Plaza Apartments* were located at the northwest corner of Jarvis Street and Charles Street East in Toronto. The *La Plaza Apartments* were constructed in the early 20th century and demolished around the 1950s. The *Toronto Private Hospital* was located in the house to the immediate north of these apartments (580-594 Jarvis Street, Toronto). These apartments were built shortly after the hospital vacated the premises and the lot was subdivided for additional development.

Source: Toronto Public Library Digital Archive.

Appendix B – Sources:

The City of Toronto Interactive Map; Goad's Fire Insurance Plans; Google Maps; and Google Streetview were consulted for map-related data and imagery.

The Census of Canada for 1871, 1881, 1891, 1901, 1911, and 1921 were examined for household related data of occupants associated with 32 Leopold Street, Toronto.

The City of Toronto Directories were consulted for various years between 1872 and 1969.

The Toronto Public Library's Digital Archive; The City of Toronto Archives; The Parkdale Village Historical Society's website; and the McCord Museum (Montréal) Digital Collections were examined for historical images associated with the subject property and surrounding streetscapes.

These are links for City of Toronto Archival records which may have materials pertinent to 32 Leopold Street, Toronto. Unfortunately, there is no access to the collections at the City of Toronto Archives at present due to COVID-19.

Photographs of Houses on Leopold Street, Dowling Avenue, and King Street West circa. 1972/1973: <https://gencat.eloquent-systems.com/city-of-toronto-archives-m-permalink.html?key=290099>

Photographs of Parkdale Houses and Streets (over 1000 photographs from between 1970s and 1990s): <https://gencat.eloquent-systems.com/city-of-toronto-archives-m-permalink.html?key=290017>

School photograph of Olga Tough (one of Robert John Tough and Margaret Tough's children – the Tough family lived at 32 Leopold Street between 1904 and 1915): <https://gencat.eloquent-systems.com/city-of-toronto-archives-m-permalink.html?key=720664>

South Parkdale Study Area (1960-1961): <https://gencat.eloquent-systems.com/city-of-toronto-archives-m-permalink.html?key=257776>

Underwriters' Plans for Leopold Street and surrounding areas (Parkdale) (1941):
<https://gencat.eloquent-systems.com/city-of-toronto-archives-m-permalink.html?key=680464>

Underwriters' Plans for Leopold Street and surrounding areas (Parkdale) (1941):
<https://gencat.eloquent-systems.com/city-of-toronto-archives-m-permalink.html?key=680466>

References:

- Charbonneau, Yvan. 2020. *Biscotasing: History*. Accessed January 6, 2019.
<https://www.ghosttownpix.com/ontario/towns/bisco.html>.
- Laycock, Margaret, and Barbara Myrvold. 1991. *Parkdale in Pictures: Its Development to 1889*. Toronto: Toronto Public Library Board.
- Lemelson Center for the Study of Invention and Innovation. 2014. *S. S. White Dental Manufacturing Company Records, 1791-1970 (bulk 1870-1965)*. July 23. Accessed November 1, 2020. <https://invention.si.edu/s-s-white-dental-manufacturing-company-records-1791-1970-bulk-1870-1965>.
- McCord Museum. 1880/2020. *Prince Leopold and Princess Louise, Montreal, QC, 1880*. Accessed November 7, 2020. <http://collections.musee-mccord.qc.ca/en/collection/artifacts/II-57216>.
- Ontario Abandoned Places. 2020. *Biscotasing (Ghost Town)*. Accessed November 2, 2020. <https://www.ontarioabandonedplaces.com/ontario/greater-sudbury/biscotasing-ghost-town>.
- Royal LePage. 2020. *32 Leopold Street, Toronto, Ontario, M6K 1J9 - House for Sale*. Accessed November 4, 2020.
<https://www.royallepage.ca/en/property/ontario/toronto/32-leopold-st/13594280/mlsw4971685/>.
- SS White Dental. 2020. *History*. Accessed November 2, 2020.
<https://www.sswhitedental.com/history>.
- Stagg, Ronald J. 1990/2020. *Hugh Ryan*. Accessed November 4, 2020.
http://www.biographi.ca/en/bio/ryan_hugh_12E.html.

- Statistics Canada. 2019. *Census Profile, 2016 Census: Arnprior [Population centre], Ontario and Ontario [Province]*. August 9. Accessed November 4, 2020. <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=POPC&Code1=0021&Geo2=PR&Code2=35&SearchText=Arnprior&SearchType=Begin&SearchPR=01&B1=All&GeoLevel=PR&GeoCode=0021&TABID=1&type=0>.
- The Globe (Toronto). 1935. "J. L. Prentice Addresses Parkdale Women Liberals." *The Globe (Toronto)*, May 15: 8.
- . 1909. "Old Toronto Citizen Dead." *The Globe (Toronto)*, December 28: 5.
- . 1880. "Princess Louise and Prince Leopold." *The Globe (Toronto)*, June 8: 2.
- . 1926. "Retired Contractor Passes from Scene: Hugh Alexander Ryan Dies Following Sudden Heart Seizure." *The Globe (Toronto)*, February 19: 9.
- . 1880. "Royal Visitors: Arrival of H.R.H Princess Louise and H.R.H Prince Leopold." *The Globe (Toronto)*, May 31: 6.
- . 1917. "Social Events." *The Globe (Toronto)*, July 17: 8.
- The Globe and Mail. 1942. "Deaths on Active Service." *The Globe and Mail*, May 29: 24.
- . 1967. "Deaths: Sadie MacNeil." *The Globe and Mail*, March 27: 38.
- . 1942. "Eight Airmen Killed With R.C.A.F. Overseas." *The Globe and Mail*, May 30: 7.
- . 1942. "Night Fighter Flier is Killed." *The Globe and Mail*, May 28: 5.
- . 1987. "Ye Grande Olde Parkdale Mansion." *The Globe and Mail*, September 5: E7.
- Toronto Daily Star. 1926. "Former Contractor Hugh A. Ryan Dead." *Toronto Daily Star*, February 18: 1.
- Toronto Private Hospital. 2020. *Our Hospital*. Accessed November 4, 2020. <https://torontoprivate.com.au/about/our-hospital>.
- Toronto Public Library. 2020. *Boustead, James B., house, Jarvis St. west side, north of Charles St. E., Toronto, Ont.* Accessed November 4, 2020. <https://www.torontopubliclibrary.ca/detail.jsp?Entt=RDMDC-PICTURES-R-3463&R=DC-PICTURES-R-3463>.
- Toronto Railway Historical Association. 2020. *Toronto Railway Historical Association*. May 5. Accessed November 4, 2020. <https://www.facebook.com/TRHA.TRHC/posts/on-may-5-1884-construction-superintendent-hugh-ryan-drove-the-last-spike-for-the/10157895240585081/>.