

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 281-289 College Street

Date: November 13, 2017

To: Toronto Preservation Board
Toronto and East York Community Council

From: Acting Chief Planner and Executive Director, City Planning Division

Wards: 20 - Trinity-Spadina

SUMMARY

This report recommends that City Council include the properties at 281-289 College Street on the City of Toronto's Heritage Register and state its intention to designate the properties under Part IV, Section 29 of the Ontario Heritage Act.

The subject properties are located on the south side of College Street, west of Spadina Avenue, and contain a group of five three-storey commercial buildings dating to 1887 that are known historically as the Alexandrina Block.

The properties at 281-289 College Street were identified as having heritage potential in the College Street Study Official Plan Amendment, which was adopted by City Council at its meeting of May 24, 2017.

Following research and evaluation, it has been determined that the properties at 281-289 College Street meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for their design, associative and contextual values.

At the west end of the Alexandrina Block, the individual property at 289 College is currently the subject of a demolition application.

Properties on the Heritage Register will be conserved and maintained in accordance with Official Plan Heritage Policies. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The Acting Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council include the properties at 281-289 College Street on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the properties at 281-289 College Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 281-289 College Street (Reasons for Designation) attached as Attachment 3 to the report, November 5, 2017, from the Chief Planner and Executive Director, City Planning Division.
3. If there are no objections to the designations in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.
5. If the designations are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The properties at 281-289 College Street were identified as having heritage potential in the College Street Official Plan Amendment adopted by City Council on May 24, 2017: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE24.3>

The report contains the College Street Urban Design Guidelines (May 2017), including the heritage survey identifying the properties at 281-289 College Street: <http://www.toronto.ca/legdocs/mmis/2017/te/bgrd/backgroundfile-103303.pdf>

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) are attached. Staff have completed the Heritage Property Research and Evaluation Report (Attachment 4) for the properties at 281-289 College Street and determined that they meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section

29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

The Alexandrina Block at 281-289 College Street has cultural heritage value as a well-crafted group of late 19th-century commercial buildings that are associated with the historical development of College Street. Contextually, the buildings contribute to the historical character of College Street, west of Spadina Avenue, as an important "Main Street" where commercial storefronts and institutional landmarks served the adjoining residential subdivisions, including present-day Harbord Village to the north and Kensington Market to the south.

The Statement of Significance (Attachment 3) for 281-289 College Street comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

CONTACT

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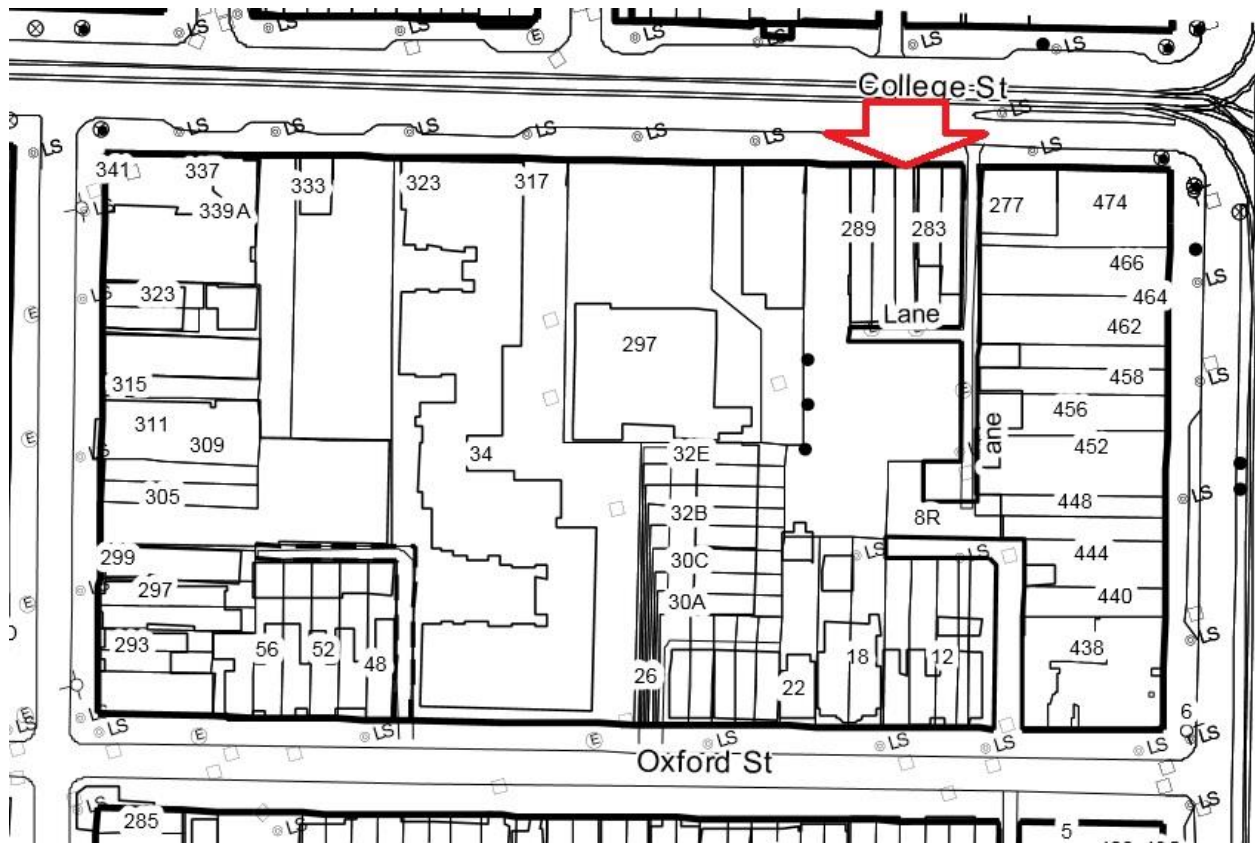
SIGNATURE

Gregg Lintern, MCIP, RPP
Acting Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Photographs
Attachment 3 – Statement of Significance (Reasons for Designation)
Attachment 4 – Heritage Property Research and Evaluation Report

LOCATION MAP - 281-289 COLLEGE STREET



This location map is for information purposes only; the exact boundaries of the properties are not show. The arrow marks the location of the sites.



Heritage Preservation Services, 2017

STATEMENT OF SIGNIFICANCE:
281-289 COLLEGE STREET
(REASONS FOR DESIGNATION)

ATTACHMENT 3

The properties at 281-289 College Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under all three categories of design, associative and contextual value.

Description

Located on the south side of the street, west of Spadina Avenue, the properties at 281-289 College Street contain five units of the original six-part row of commercial buildings that were developed in 1887 by Toronto builder Robert Sweet Crabb and his business associate, James Hewlett. According to archival records, the buildings were first referred to as the "Alexandrina Block" in the City Directory of 1912, and the westernmost unit of the group was removed during the interwar period. The properties at 281-289 College Street were identified as having potential heritage value in the College Street Study Official Plan Amendment (OPA), which was adopted by City Council in May 2017.

Statement of Cultural Heritage Value

The properties at 281-289 College Street have cultural heritage value as well-crafted examples of late-19th century commercial buildings designed with elements from the popular architectural styles of the era, including the Italianate and Renaissance Revival. The Alexandrina Block is particularly distinguished by its triangular-shaped pediment and corbelled brick detailing, the symmetrical placement of the round-arched and flat-headed openings with the elaborate stone and brick trim, and the distinctive decorative detailing that includes bartizans at the east end and in the centre of the principal (north) elevation.

The Alexandrina Block has associative value for the role of the buildings in the evolution of College Street, adjoining Spadina Avenue. Following the development of the late-18th century "Park Lots" for the country estates of government administrator, Peter Russell, and his relative, Dr. William Warren Baldwin, their descendants subdivided the acreage for residential subdivisions adjoining the circular-shaped Spadina Crescent, the distinctive urban design feature north of the intersection of College Street and Spadina Avenue (formerly Brock Street). College Street was extended west from the present-day University of Toronto to Spadina Avenue and beyond as the setting of highly visible institutional and commercial buildings that served the adjoining residential neighbourhoods and included the subject properties at 281-289 College Street.

Contextually, the properties at 281-289 College Street support the historical character of College Street adjoining Spadina Avenue as it developed in the late 19th century as an important "Main Street" serving the adjoining residential neighbourhoods of present-day Harbord Village (north) and Kensington Market (south). Identified by its landmark institutional buildings, including at Bellevue Avenue the heritage designated St. Stephen's-in-the-Fields Church (1858) and No. 8 Hose Station (1878, which was

reconstructed a century later), College Street was the setting of highly-decorated commercial edifices that included the Alexandrina Block. The commercial buildings at 281-289 College Street are historically, visually and physically linked to their setting on College Street, west of Spadina Avenue, where they adjoin the complementary Steward Block (1890) at 271 College Street.

Heritage Attributes

The heritage attributes of the Alexandrina Block at 281-289 College Street are:

- The placement, setback and orientation of the buildings on the south side of College Street, west of Spadina Avenue
- The scale, form and massing of the group of five three-storey buildings, with all rectangular-shaped plans
- Covering the buildings, the flat roofline with the cornices, the corbelled brickwork, the modillion blocks and, over the units at 285 and 287 College, the triangular pediment that incorporates the stone nameplate inscribed "Alexandrina Block 1887"
- The materials, with the red brick cladding and the brick and stone detailing (the brickwork has been painted)
- The principal (north) elevations where the five units are organized by brick piers with stone corbels, with the decorative bartizans at the east end and near the centre
- On the north elevations, above the first (ground) floor storefronts (which have been altered), the fenestration with the pairs of round-arched openings in the second storey with the brick hood moulds with the stone keystones, corner blocks and sills, and the pairs of flat-headed openings in the third storey with the brick flat arches and string course and the continuous stone sills
- The east side elevation of the building at 281 College, which is viewed from College Street and has flat-headed window openings

Note: no heritage attributes are identified on the west side elevation of the building at 289 College Street where the adjoining unit at 291 College was removed, or on the rear (south) elevations and wings.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



ALEXANDRINA BLOCK
281-289 COLLEGE STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

November 2017

1. DESCRIPTION



Cover: aerial photograph showing the properties at 281-289 College Street, which is aligned with north on the bottom (www.bing.com/maps); above, current photograph, Alexandrina Block, 2017 (Heritage Preservation Services)

281-289 College Street: Alexandrina Block	
ADDRESS	281-289 College Street (south side, west of Spadina Avenue)
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 631, Lots 1-5
NEIGHBOURHOOD/COMMUNITY	College Street
HISTORICAL NAME	Alexandrina Block
CONSTRUCTION DATE	1887
ORIGINAL OWNER	Robert Sweet Crabb, builder
ORIGINAL USE	Commercial
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Robert Crabb, builder (attrib.) ¹
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick and stone detailing
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	November 2017

¹ Building permits are missing for the period between September 1886 and September 1887. No reference to the project was found in the *Globe's* tender calls

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 281-289 College Street, and applies evaluation criteria to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1798	Five years after the founding of York (Toronto), Park Lot 16 (west of present-day Spadina Avenue) is granted to James Baby (Image 2a)
1806	Park Lot 16 is conveyed to Peter Russell, the provincial government's administrator; by 1822, this tract and the adjoining lands are part of Dr. William Warren Baldwin's country estate
1842	Cane's Topographical Plan of the City of Toronto shows the subject properties east of present-day Spadina Avenue, which originated as Brock Street and the access road to Baldwin's "Spadina" residence (Image 2b)
1851	Following Robert Baldwin's inheritance of the 1100-acre Baldwin Estate, (1844), Fleming's Topographical Map of the City of Toronto shows the first subdivision of the Baldwin lands ²
1860	Robert Baldwin's heirs register Plan D10 on the lands adjoining present-day College and Spadina, and the subdivision is illustrated on Browne's Plan of Toronto in 1862 (Image 2c)
1875	The City Directory records mainly vacant lots with a scattering of house form buildings on the south side of College Street between Spadina and Bellevue avenues
1883	Robert Sweet Crabb, an English-born builder, resides and operates his business at 107 and 109 College Street (location of the subject properties) according to the City Directory for 1884 (with information from the previous year) where his allotment is illustrated on the first Goad's Atlas covering this area (Image 2d)
1886 Sept	Crabb advertises "to let" a corner store and dwelling on his College Street properties
1886 Dec	Crabb's business associate, realtor James Hewlett, and Joseph Sheppard, owner of the neighbouring lands to the west, register Plan 631 on the parcel southwest of College and Spadina
1887 July	Hewlett conveys the subject properties to Alexander McRoberts for over \$15,000
1887 Sept	The tax assessment rolls record six "unfinished" 3-storey brick buildings on McRoberts's properties
1888 June	McRoberts sells the subject properties, numbered at 101-111 College Street, to Hester A. McKay, whose family retains the block until 1894
1888 Sept	When the tax assessment rolls are compiled, two of the first-floor stores remain vacant, with a Bank of Commerce branch in the westernmost unit

² Not appended to this report, the map is available at <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>

1890 Sept	The tax assessment rolls record the subject properties under their new (and current) street numbers, and the buildings are illustrated for the first time on the update to Goad's Atlas (Image 2e)
1898	John Woodburn Langmuir purchases the six-unit block, and begins selling the buildings to individual owners in 1905
1911	The subject properties are listed as the "Alexander Block" (sic) in the City Directory for 1912 (reflecting information from the previous year)
1912	The next City Directory (1912 information published in 1913) records the properties as the "Alexandrina Block," as indicated on the nameplate marking the complex ³
1924	Plans are submitted to replace the westernmost building at 291 College with a "stable entrance" for the City Dairy Company, which develops the land directly south ⁴
1945	The update to the 1930 Underwriters' Survey Bureau Atlas shows the subject properties following the removal and replacement of 291 College (Image 2f)
1965	The unit at 287 College is repaired following a fire
1992	An application is made to demolish the replacement building at 291 College
2017	The properties at 281-289 College Street are identified as having potential heritage value in the College Street Study Official Plan Amendment adopted by City Council

ii. HISTORICAL BACKGROUND

College Street Neighbourhood:

The properties at 281-289 College Street are located on the south side of the street in the block west of Spadina Avenue. The development of this area dates to the late 18th century when York (Toronto) was founded and the lands between the Humber and Don Rivers and present-day Queen and Bloor streets were divided into a series of 100-acre "park lots" that were awarded to associates of the provincial government. Park Lot 16, located along the west border of present-day Spadina Avenue, was belatedly granted in 1798 to James Baby. In 1806, it was acquired by Peter Russell, an important government official who served as the administrator of the province following Lieutenant-Governor John Graves Simcoe's departure. Russell added Baby's allotment to the lands directly east that he had previously acquired through a grant (Park Lot 14) and purchase (Park Lot 15). Following the death of his sister and heir, Russell's holdings were passed to Dr. William Warren Baldwin as the executor of the Baldwin family. Russell's tract was added to the extensive Baldwin Estate where Dr. Baldwin's country house, "Spadina" was located on the escarpment north of Park Lot 16 and accessed by a road known as Brock Street before it was renamed Spadina Avenue. By the mid-19th century, the severance of the Baldwin Estate for residential development was underway. Around the intersection of present-day College Street and Spadina Avenue, the inaugural subdivisions adjoined the circular-shaped Spadina

³ In 1912, the Russian-born Toronto jewellery manufacturer, Simon Fremes, acquired the units at 289 and 291 College Street as part of his extensive portfolio of real estate in the city

⁴ The company's main stable (1909) at 487 Spadina Crescent is listed on the City's Heritage Register

Crescent, which was an early example of town planning inspired by English precedents and an important feature of the new community.

With the subdivision of Park Lot 16 and the neighbouring parcels, College Street emerged as the main east-west access road between Queen Street to the south and Bloor Street to the north. The street was opened in the early 1800s as a private road accessing King's College (forerunner to the University of Toronto) and was extended westward to Spadina Avenue and beyond in the mid-19th century as part of the development of the Baldwin Estate. In 1880, the expansion of the streetcar route along College Street provided access to the residential subdivisions adjoining the thoroughfare, which were populated by settlers from the British Isles in the late 1800s. After 1900, the composition of the area changed, with the influx of Jewish immigrants from Eastern Europe to the neighbourhood southwest of College and Spadina where an open-air market formed the nucleus of today's Kensington Market community. On College Street, many of the first-generation commercial buildings were replaced by larger edifices during the World War I era. As the 20th century progressed, newcomers from Italy, Portugal and Hungary moved to the area after World War II, followed by Chinese immigrants in the 1970s.

Today, the communities along College Street, west of Spadina Avenue, include Harbord Village, which was among the first Heritage Conservation Districts (HCD) designated under Part V of the Ontario Heritage Act following the amalgamation of the current City of Toronto in 1998. Directly south, where Toronto's iconic Kensington Market neighbourhood is under study in 2017 as a potential HCD, the Kiever Synagogue (1930) at 28 Denison Square is among the individual properties in the vicinity that are recognized on the City's Heritage Register.

In 2017, City Council adopted the College Street Study Official Plan Amendment, which included a survey of potential heritage properties along the thoroughfare between McCaul Street (east) and Bathurst Street (west). The Heritage Survey for the College Street Study Area identified the Alexandrina Block at 281-289 College Street as properties meeting Ontario Regulation 9/06 of the Ontario Heritage Act and meriting inclusion on the City's Heritage Register.

281-289 College Street:

The subject properties at 281-289 College Street are located near the southwest corner of Spadina Avenue on the former Baldwin Estate. By the early 1870s, "College Street, west of Spadina, was thickly interspersed with gardens, corn patches and vacant land," but a few modest structures were in place when the area was first illustrated on Goad's Atlas in 1884.⁵ The latter included buildings housing the business and residence of Robert Sweet Crabb, an English-born builder. In 1886, Crabb's business associate, estate agent James Hewlett (1845-1928), and a neighbouring property owner registered a small subdivision under Plan 631 where the subject buildings were under construction the next year (1887) on six lots fronting on College Street. Before the complex was completed, Hewlett conveyed the properties to Alexander McRoberts.

⁵ Myrvold, 5

The properties at 281-289 College Street were first identified as the "Alexandrina Block" in the City Directory of 1912.⁶ The entire block remained under single ownership until 1905 when John Woodburn Langmuir sold each of the six buildings to individual owners. In 1924, the westernmost unit of the Alexandrina Block at 291 College was conveyed to the City Dairy Company Limited, which immediately applied to replace the building with a "stable entrance" to the rear of the site. The replacement building was illustrated on the Underwriters' Survey Bureau's Atlas, revised to 1945, and removed following the issuance of a demolition permit in 1992.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 281-289 College Street are found on the cover and in Sections 2 and 6 of this report. The Alexandrina Block is a well-crafted example of late-19th century commercial architecture inspired by the popular styles of the period, including the Italianate and Renaissance Revival. Its design is particularly distinguished by the roof detailing, including the triangular-shaped pediment over the centre units and the intricate corbelled brickwork, the mixture of round-arched and flat-headed window openings with the elaborate stone and brick detailing, and the distinctive bartizans near the centre and at the east end of the north elevation.

Rising three stories beneath a flat roof with corbelled brickwork and a triangular-shaped pediment, the Alexandria Block is clad with red brick (the brickwork is currently painted) and trimmed with brick and stone. The group of five buildings create one extended block where the individual units are separated by brick piers on the principal (north) elevations (the complex originally contained six units, with the westernmost building removed). Above the ground (first) floor storefronts (which have been altered), the upper floors are symmetrically arranged with pairs of window openings, ranging from round-arched openings with brick hood moulds and stone keystones, corner blocks and sills in the second storey, to flat-headed openings with brick flat arches, a brick string course and continuous stone sills in the third storey. The elaborate decorative detailing includes the bartizans on the east end and near the centre of the north elevations, as well as the stone nameplate reading "Alexandrina Block 1887" beneath the central pediment.

iv. CONTEXT

Shown on the location map attached as Image 1, the properties at 281-289 College Street are found on the south side of the street in the first block west of Spadina Avenue. They are adjoined on the east by the group of four complementary three-storey commercial buildings at 271-279 College that are known historically as the Steward Block (1890) and, to the north, face the three-storey commercial block at 280 College Street, which is of the same vintage.⁷

⁶ Popular as a girl's name in the late 19th and early 20th century, Alexandrina was the first name of Queen Victoria (who reigned 1837-1901). Her granddaughter and namesake was the Empress (Czarina) of Russia from 1894 to 1917

⁷ The properties at 271-279 College were named for the Toronto druggist, William R. Steward, who developed the sites, which are identified as having heritage potential in the College Street Study Official Plan Amendment (2017), along with the neighbouring properties at 280 College and the subject sites

Further west where College Street intersects with Bellevue Avenue, St. Stephen's-in-the-Fields Church (1858) and No. 8 Hose Station (1878, and reconstructed following a fire in 1972⁸) are local landmarks that are designated under Part IV, Section 29 of the Ontario Heritage Act. The adjoining residential neighbourhood north of College Street, west of Spadina Avenue, is designated under Part V of the Ontario Heritage Act as Harbord Village Heritage Conservation District (HCD). The properties at 281-289 College Street are within the expanded boundaries of the Kensington Market HCD Study Area that is currently being examined as a potential Heritage Conservation District.

3. EVALUATION

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto's Heritage Register. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

The properties at 281-289 College Street have cultural heritage value as well-crafted examples of late-19th century commercial buildings designed with elements from the popular architectural styles of the era, including the Italianate and Renaissance Revival. The Alexandrina Block is particularly distinguished by its triangular-shaped pediment and corbelled brick detailing, the symmetrical placement of the round-arched and flat-headed openings with the elaborate stone and brick trim, and the distinctive decorative detailing that includes bartizans at the east end and in the centre of the principal (north) elevation.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

The Alexandrina Block has associative value for the role of the buildings in the evolution of College Street, adjoining Spadina Avenue. Following the development of the late-18th century "Park Lots" for the country estates of government administrator, Peter Russell, and his relative, Dr. William Warren Baldwin, their descendants subdivided the

⁸ It is currently identified by the Toronto Fire Department as Fire Station 315

acreage for residential subdivisions adjoining the circular-shaped Spadina Crescent, the distinctive urban design feature north of the intersection of College Street and Spadina Avenue (formerly Brock Street). College Street was extended west from the present-day University of Toronto to Spadina Avenue and beyond as the setting of highly visible institutional and commercial buildings that served the adjoining residential neighbourhoods and included the subject properties at 281-289 College Street.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Contextually, the properties at 281-289 College Street support the historical character of College Street adjoining Spadina Avenue as it developed in the late 19th century as an important "Main Street" serving the adjoining residential neighbourhoods of present-day Harbord Village (north) and Kensington Market (south). Identified by its landmark institutional buildings, including at Bellevue Avenue the heritage-recognized St. Stephen's-in-the-Fields Church (1858) and No. 8 Hose Station (1878, which was reconstructed a century later), College Street was the setting of highly-decorated commercial edifices that included the Alexandrina Block. The commercial buildings at 281-289 College Street are historically, visually and physically linked to their setting on College Street, west of Spadina Avenue, where they adjoin the complementary Steward Block (1890) at 271 College Street.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 281-289 College Street have cultural heritage value. The Alexandrina Block at 281-289 College Street has cultural heritage value as a well-crafted group of late 19th-century commercial buildings that are associated with the historical development of College Street. Contextually, the buildings contribute to the historical character of College Street, west of Spadina Avenue, as an important "Main Street" where commercial storefronts and institutional landmarks served the adjoining residential subdivisions, including present-day Harbord Village to the north and Kensington Market to the south.

5. SOURCES

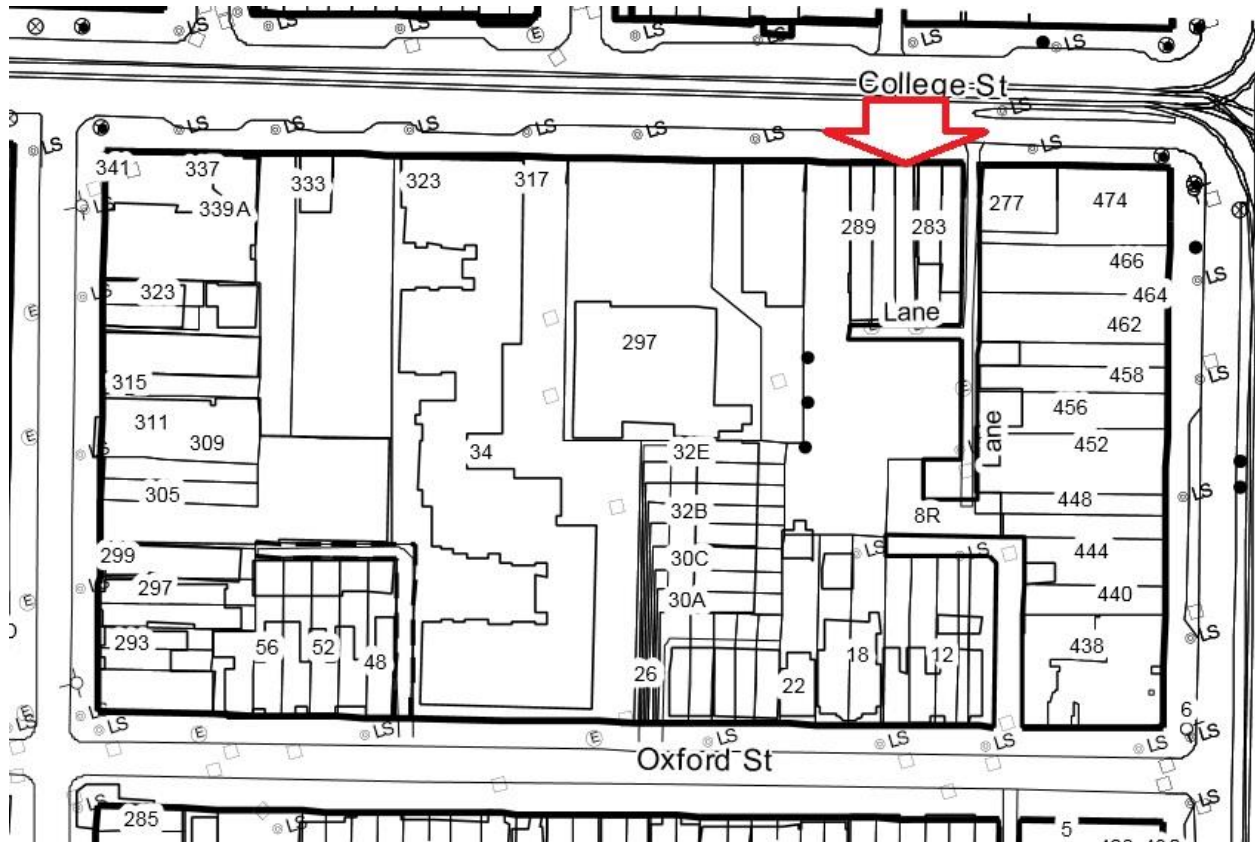
Archival Sources:

- Abstract Indices of Deeds, Park Lot 16 and Plan 631, Lots 1-6
- Archival Maps, 1797-1862, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>
- Assessment Rolls, City of Toronto, St. Patrick's Ward and Ward 4, Division 2
- Building Records, City of Toronto, Toronto and East York, 1924-2001
- City of Toronto Directories, 1875 ff.
- Decennial Censuses of Canada, 1881 and 1891
- Goad's Atlases, 1884-1903 and 1912-1923, Volume 1
- Underwriters' Insurance Bureau Atlas, Volume 2, 1930 revised to 1945

Secondary Sources:

- Arthur, Eric, *Toronto. No Mean City*, 3rd ed., revised by Stephen A. Otto, 1986
- Bradburn, Jamie, "A Motherly Sign," *Torontoist*, June 19, 2008
- Careless, J. M. S., *Toronto to 1918*, 1984
- De Klerck, Denis, and Corrado Paina, ed., *College Street - Little Italy. Toronto's Renaissance Strip*, 2006
- Donegan, Rosemary, *Spadina Avenue*, 1985
- Family Records, Robert Sweet Crabb, James Hewlett and Alexander McRoberts, www.ancestry.com
- Lundell, Liz, *The Estates of Old Toronto*, 1998
- McHugh, Patricia, *Toronto Architecture: A City Guide*, 2nd ed., 1989
- Myrvold, Barbara, *Historical Walking Tour of Kensington Market and College Street*, 1992
- Obituary, James Hewlett, *Globe*, January 9, 1928
- "Real Estate Transfers," *Globe*, July 23, 1887 and June 15, 1888
- Russell, Steve, and Alex Keefer, *College Street: A Study*, 2012
- "Swallows and New School go to College," *Torontoist*, February 3, 2010
- Simcoe's Gentry. Toronto's Park Lots:
<http://torontofamilyhistory.org/simcoesgentry/14-15-16>
- The Toronto Park Lot Project: <http://parklotproject.com/>

6. IMAGES – maps and atlases are followed by current photographs. The arrows mark the location of the subject properties. All images are oriented with north on the top unless indicated in the captions.

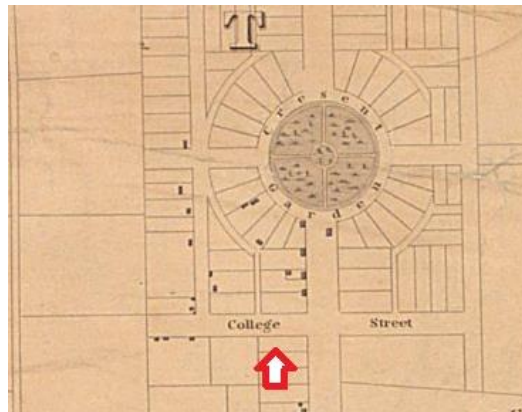


1. Location Map, 281-289 College Street: showing the location of the on the south side of the street, west of Spadina Avenue (City of Toronto Property Data Map).

7	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3
Captn Shank	Captn Spencer	Lieut Col David Shank	F.B. Littlehales	Alex Grant	Q. Baby	Wm. Willcocks	Hon Peter Russell	Robert L.D. Gray	W.D. Powell	Thomas Raddish	Hon J. Finlay	James McCandary	George Finlay	John McGill	Wm. Jarvis	D. Wm. Smith	John White	John Small	
Captn Shank	Captn Shank	Captn McGill	Wm. Willcocks	Hon Peter Russell	The Chief Justice	D. W. Smith	A. Skinner	Geo Playter											

Town of York

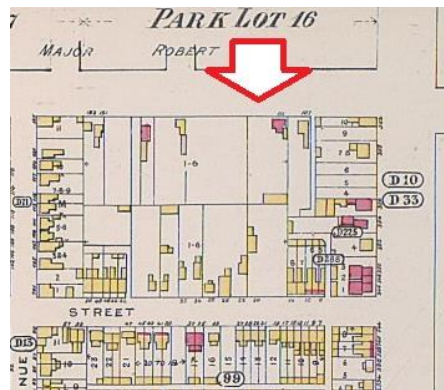
2a. Estates of Old Toronto, Lumsden, 13



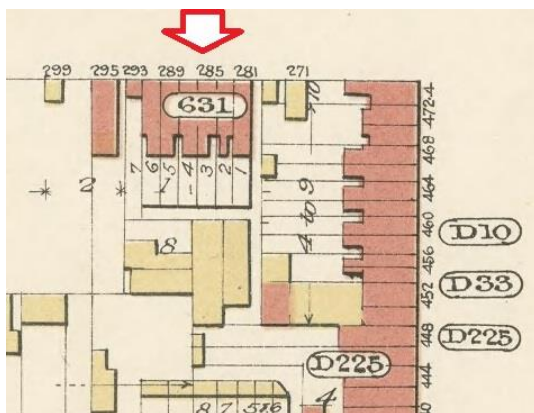
2b. Cane, 1842



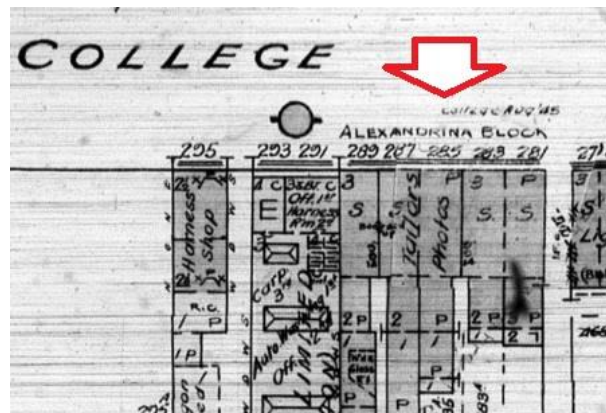
2c. Browne, Plan of Toronto, 1862



2d. Goad's Atlas, 1884



2e. Goad's Atlas, 1890



2f. Underwriters' Survey Bureau Atlas, 1930 revised 1945

2. Historical Maps and Atlases, 281-289 College Street: City of Toronto Archives and <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>



3. Photographs, 281-289 College Street: principal (north) elevations, *Torontoist*, 2010 (above); and, north (left) and west (right) elevations, Heritage Preservation Services, 2017 (below).