

26 May 2020

From:Adam G. Wynne: adam.g.wynne@gmail.com**To:**Councillor Wong-Tam (Ward 13: Toronto-Centre): councillor_wongtam@toronto.caYasmina Shamji (Heritage Preservation Services): yasmina.shamji@toronto.ca**295 Jarvis Street, Toronto: A Potentially Overlooked Heritage Resource:**

Please note this document contains 3 Appendices, commencing on Page 13.

I am writing to your offices in regards to the re-development project proposed for 295 Jarvis Street (Toronto). 295 Jarvis Street has been home to the *Inglewood Hotel / Inglewood Arms Hotel* since 1915. I have read the presently available *Heritage Impact Assessment* submitted for this site in 2018 and I have noticed conflicting information in the *Heritage Impact Assessment*, namely that there is uncertainty whether the existing structure dates to the mid-19th century or the early 20th century. While the site has been associated with the *Inglewood Hotel* since 1915 (known as the *Inglewood Arms Hotel* since 1944), there are multiple signs that a significant part of the structure may date to the mid-19th century (1856).¹ Additions on the property – including rear (east) additions and a small 2-storey front (west) addition – were built in the early-to-mid 20th century, though a distinct, original structure – appearing to consist of the original 3-storey² Italianate style rowhouses (constructed in 1856) – is still visible on the Jarvis Street elevation of the property. Current re-development plans call for the demolition of the pre-existing structure to allow for *Minto Communities Inc. / Minto Group* to construct a 351-unit, 36-storey condominium tower. Subsequently, I am writing to advocate for a closer examination and a more intensive *Heritage Evaluation* and/or review of the

¹ 3 houses are listed in the City of Toronto Directory as being under construction at this location in 1856.

² This is not including the basement, visible from Jarvis Street, and indicating that the original front entryway and ground floor may have been a half-storey above street level.

history and heritage potential of 295 Jarvis Street (Toronto). If this structure is indeed from the mid-19th century (1856), there is significant potential for heritage innovation at this re-development site. Of particular note is that the new re-development plans propose a 3-storey base podium for the condominium tower (Goldsmith Borgal & Company Ltd. Architects 2018, 29), which could be an avenue to incorporate a restored version of the pre-existing, 3-storey structure which appears to be of the Italianate style and dating to the mid-19th century (1856).

295 Jarvis Street is located on the East Side of Jarvis Street, midway between Dundas Street East and Gerrard Street East. During the 19th century and early 20th century, Jarvis Street (Toronto) was known for being the home of many influential individuals and families, as well as prominent properties. By the mid-20th century, Jarvis Street had become economically and socially marginalized and had transitioned from a residential street to a major north-south vehicular thoroughfare, particularly after the widening of Jarvis Street in the 1940s and its subsequent connection to Mount Pleasant Road. A significant number of properties on Jarvis Street were demolished and/or converted to apartments, rooming houses, and/or other uses during the 20th century. In recent years, development pressures on Jarvis Street have been increasing and there is renewed interest in the history and urban potential of this area. The subject property was originally home to 3-separate Italianate style residences (containing shared firewalls), constructed in 1856, and which continued to be private and separate residences until the early 1900s.³ The properties were originally known as 235-239 Jarvis Street, were renumbered as 245-249 Jarvis Street in 1873, and were renumbered again as 293-297 Jarvis Street in 1890. Using the City of Toronto Directories and Fire Insurance Plans as a series of historical reference documents, it is possible to discern the evolution and transition of 293-297 Jarvis Street from 3 distinct private residences into a consolidated boarding house and/or hotel structure. In 1903, the *Door of Hope Home* was based at 295 Jarvis Street (Toronto). The *Door of Hope Home* was founded in 1901 “as a [supportive] mission for unwed, pregnant women [and] single mothers and their

³ Further information about notable past occupants is available in Appendix A (commencing on Page 13) of this document.

babies” (Massey Centre 2020). The *Door of Hope Home* was renamed as *The Victor Home for Women* in 1904 and in 1989 was incorporated as the *Massey Centre*, which is now based at 1102 Broadview Avenue (Toronto), and is still an active organization. Despite being founded in 1901, the *Door of Hope Home* does not appear in City of Toronto Directories until 1903 and 295 Jarvis Street may have been the first distinct and/or formal home of this organization. In 1904, the *Door of Hope Home* had moved to 163 Mutual Street (Toronto). 1904 also saw the opening of a boarding house at 293 Jarvis Street under the proprietorship of a Laura O’Neill, whereas 297 Jarvis Street was the private residence of Edward Phyll. 295 Jarvis Street does not appear in the City of Toronto Directories between 1904 and 1907 indicating that it was perhaps being used as an unlisted, supplementary safe house for the *Door of Hope Home / The Victor Home for Women* and/or had been consolidated into the adjacent boarding house operated by Laura O’Neill. In 1907, 293 Jarvis Street switches to the ownership of a Mr. and Mrs. James A. Campbell, who offered “furnished rooms” – indicating the presence of a boarding house and/or hotel. In 1907, 295 Jarvis Street does not appear in the City of Toronto Directory (indicating it was potentially consolidated with 293 Jarvis Street) and 297 Jarvis Street is listed as a vacant property. In 1908, the Campbells are listed as offering “furnished rooms” at 293 Jarvis Street, while residing at 297 Jarvis Street. It is possible that by this point, 293-295 Jarvis Street had been consolidated into a single boarding house and/or hotel. A more intensive conversion to a boarding house and/or hotel incorporating all 3 of the previously distinct residences appears to have taken place by 1909, which aligns with the addresses in the City of Toronto Directory being consolidated as 293-297 Jarvis Street, alongside the proprietorship changing to Jeannie M. Watt. This may also link to the appearance of new and connected additions on the rear of the property, visible on the 1913 Edition of *Goad’s Atlas of Toronto: Fire Insurance Plans* (Plate 13), though not visible on the 1903 Edition of *Goad’s Atlas of Toronto: Fire Insurance Plans* (Plate 13) (see Appendix B, Figures 5 and 6).⁴ These rear

⁴ Further additions to these rear additions – as well as the construction of the 2-storey addition at the entrance to the *Inglewood Arms Hotel* are theorized to have been constructed in the 1930s or 1940s (Goldsmith Borgal & Company Ltd. Architects 2018, 20). However, the footprint and setback of the building in relation to Jarvis Street remained virtually the same between the 1850s and approximately the 1930s-1940s, when the 2-storey addition on the entrance of the building was added. The original setback and structure of the property is still discernable. See Appendix B, Figures 2 to 7 for historic maps depicting the property.

additions may pre-date the opening of the *Inglewood Hotel* in 1915. There were also notably at least 2 turnovers of proprietors of 293-297 Jarvis Street between 1909 and 1914. In 1915, the *Inglewood Hotel* opened at 295 Jarvis Street, managed under the proprietorship of Vivian Macklem. The *Inglewood Hotel* operated on site between 1915 and 1942. In 1941, the address changed from 293-297 Jarvis Street to just 295 Jarvis Street. The property is listed as having been vacant in 1943. This coincides with the name changing from the *Inglewood Hotel* to the *Inglewood Arms Hotel* in 1944 – likely indicative of a change of ownership and/or proprietorship.⁵ The *Inglewood Arms Hotel* presently operates as a boarding house, extended-stay hotel, hotel, and/or rooming house with the property having been run by the same landlord for almost 40 years (Monsebraaten 2020). The *Inglewood Arms Hotel* presently contains 88 dwelling rooms which largely utilize shared common facilities (bathrooms, kitchens, etc.) (Monsebraaten 2020). The *Inglewood Arms Hotel* is noted to be a bastion of affordable housing in Downtown Toronto and there are significant, ongoing concerns that those residing at the property may not formally be classified as tenants and could risk being evicted with little-to-no compensation and/or protection as a result of the proposed re-development (Wong-Tam 2020, Monsebraaten 2020). Ongoing community activism and recent media articles indicate that in response to the re-development plans a number of organizations are now working alongside Councillor Kristyn Wong-Tam (Ward 13: Toronto-Centre) and those residing at 295 Jarvis Street (presently the *Inglewood Arms Hotel*) in advocating and fighting for stronger compensation, protection, and/or support for those presently residing at the property. This includes receiving legal recognition that those presently residing at the property tenants and/or the possibility of providing current residents/tenants of the *Inglewood Arms Hotel*

⁵ Of note is that the Consulate of Belgium and the Consulate of France were located at 301 Jarvis Street (immediately next door) to the *Inglewood Hotel* / *Inglewood Arms Hotel* during the mid-20th century, with the Consulate of Belgium being located at 301 Jarvis Street from 1932 to 1940 and the Consulate of France being located at 301 Jarvis Street from 1932 to 1946. The fireplace in the main lobby of the *Inglewood Arms Hotel* is noted to possess a coat of arms depicting elements associated with English and French royalty (Goldsmith Borgal & Company Ltd. Architects 2018, 29), although it is unclear at present if was inspired by or otherwise connected to the formerly adjacent consulates.

housing at a similar rental rate in the new re-development.

A 71-page *Heritage Impact Assessment* was written by the firm *Goldsmith Borgal & Company Ltd. Architects* on behalf of the developer *Minto Communities Inc. / Minto Group*. This *Heritage Impact Assessment* is dated 17 May 2018 and was published in the City of Toronto's *Development Application Database* on 18 May 2018. Conflicting information as to the age of 295 Jarvis Street (Toronto) is present in this *Heritage Impact Assessment*, namely that the property may actually date to the mid-19th century (1856) rather than the early 20th century when the *Inglewood Hotel* opened (1915). 295 Jarvis Street is located only 50 meters from the western boundary of the *Garden District Heritage Conservation District* (presently under appeal) – indicating significant heritage potential in this area. 295 Jarvis Street also immediately abuts 285-291 Jarvis Street (1890), which have been heritage designated properties (under Part IV of the *Ontario Heritage Act*) since 1973-1976. Other properties in the surrounding area date to the 1840s and 1850s, including the 1849-1850 Samuel Platt House (337 Jarvis Street (Toronto)) and the 1859 Thomas Meredith House (305 George Street (Toronto)). These properties are reflective of the earliest development of the Allan and Jarvis Estates and the early residential history of Jarvis Street and the surrounding neighbourhoods. Current re-development plans indicate that the property's historical elements of interest – including a fireplace with a coat of arms depicting elements associated with English and French royalty; a decorative metal medallion depicting a sailboat with oars;⁶ and other interesting historic elements (if discovered) will likely be removed, conserved off site, and incorporated into a commemorative heritage-related installation in the new re-development (Goldsmith Borgal & Company Ltd. Architects

⁶ This medallion (See Appendix B, Figure 16) is hypothesized by *Goldsmith Borgal & Co. Ltd Architects* to be an architectural element predating the opening of the *Inglewood Hotel* in 1915. This medallion may date to 1868-1869 when Captain James Dick resided at 295 Jarvis Street (then known as 237 Jarvis Street). Captain Dick was a master mariner who is noted to have been extensively involved in marine navigation and marine trade on the Great Lakes and adjacent waterways, including the Red River (Manitoba) and Saint Lawrence River. In 1858, Captain James Dick was the first person to navigate a steamboat on the north shore of Lake Superior (The Ottawa Free Press 1881/2020, Adam, Mulvany and Blackett 1885, 39). Captain James Dick was also consulted by government officials in the 1860s during the planning of new or renovated port locations on the Great Lakes, including the port on Lake Huron at Goderich, Ontario (Legislative Council (Province of Canada) 1862, Appendix 6, Page 18-19).

2018, 36). However, given the history of this area and historical importance of Jarvis Street, it is possible that 295 Jarvis Street (Toronto) is a presently overlooked heritage asset and resource, which could be a candidate for more intensive heritage-related innovation and stronger structural preservation and restoration efforts in the upcoming re-development.

I would like to draw your attention to the following statements in the presently available *Heritage Impact Assessment* for the re-development proposal at 295 Jarvis Street (Toronto).

The introductory section of the *Heritage Impact Assessment* states:

- A) *“The subject site includes a three-storey brick building that date [sic] to the early 20th century and currently occupied by the Inglewood Arms Hotel, which serves residential and hotel purposes.”* (Goldsmith Borgal & Company Ltd. Architects 2018, 2)

- B) *“The site contains a three-storey brick building, dating to the early 20th century and known as the Inglewood Arms Hotel.”* (Goldsmith Borgal & Company Ltd. Architects 2018, 3)

Subsequent sections of the *Heritage Impact Assessment* state:

- A) *“The style and design of the Jarvis facade suggests a mid 19th century design, with traces of an Italianate style, although modestly executed, and of modest architectural interest.”* (Goldsmith Borgal & Company Ltd. Architects 2018, 18)

- B) *“The building on the site is shown in maps as early as 1858 and was shown as three buildings on three lots, sharing common firewalls. It is not confirmed whether the current building dates to the 1850s or if a new building was built for the Inglewood Arms Hotel.”* (Goldsmith Borgal & Company Ltd. Architects 2018, 18)

- C) *“It is not confirmed if the building on the site dates to the mid 19th century (as illustrated in earlier maps at a time where it was used as private residences) or to 1915, at the establishment of the Inglewood Arms Hotel. The main facade on Jarvis suggests that the building dates to an earlier period based on the design and brick coursing. If the building originates to the mid 19 century [sic], it is evident that it has been subject to a number of alterations both on the exterior facades and interior spaces, when the building was converted into a hotel and rooming house.”* (Goldsmith Borgal & Company Ltd. Architects 2018, 20)
- D) *“In summary, the current building at 295 Jarvis was shown to retain architectural features of its mid 19th century period visible on the exterior facade as well as traces of its early 20th century conversion into a hotel. The building underwent a number of interior and exterior alterations to suit the evolution of the hotel. Some of these alterations are considered unsympathetic to the overall aesthetic of the building, such as window replacements and the two-storey front addition. Items of historical interest are present inside the building and can help inform on the background history of the property.”* (Goldsmith Borgal & Company Ltd. Architects 2018, 28)

It is unclear at present why the introductory section of the *Heritage Impact Assessment* only indicates that 295 Jarvis Street (Toronto) is from the early 20th century and entirely omits that a number of elements point towards a significant section of the structure being from the mid-19th century (1856). Information pertaining to the presence of a mid-19th century structure is not provided until a later section of the *Heritage Impact Assessment*.

The *Heritage Impact Assessment* additionally states that 295 Jarvis Street (Toronto) meets limited criteria under the *Ontario Heritage Act*:

- A) *“The property’s association with the Inglewood Arms Hotel since 1915 does yield some information as to the character of Jarvis Street in the early 20th*

century, as a street that contained a number of apartments, hotels and rooming houses. Although no event or person of significance is directly associated to the property,⁷ the Inglewood Arms Hotel does inform on the evolution of the residential character along Jarvis Street. Contextually, the property is part of an area that has changed to include taller residential buildings and new governmental buildings (such as the Brutalist building at 222 Jarvis and the Ontario Youth Court north of the subject site). The Inglewood Arms Hotel is therefore a reminder of the former character of Jarvis Street, although it remains limited in its significance. As the building meets a limited number of criteria, it is our opinion that it does not merit a designation under Part IV of the OHA.” (Goldsmith Borgal & Company Ltd. Architects 2018, 18)

- B) *“The building meets a limited number of criteria for cultural heritage value and is not considered to have significant heritage attributes.” (Goldsmith Borgal & Company Ltd. Architects 2018, 31)*
- C) *“As the subject property is not on the Heritage Register, it was evaluated under Ontario Regulation 9/06, with the conclusion that it meets a limited number of the criteria set in the Regulation. Although the building on the subject property does have some interest, overall, it does not meet the test set forth in the Regulation to be considered of significant heritage value. Commemoration will be recommended as a mitigation strategy.” (Goldsmith Borgal & Company Ltd. Architects 2018, 34)*

It is evident that there is ongoing uncertainty as to the age of 295 Jarvis Street (Toronto). This uncertainty may indicate that there are yet to be addressed and potentially undiscovered heritage-related assets and resources at 295 Jarvis Street (Toronto). As such, I am advocating for a closer examination and/or more intensive

⁷ I would like to refute the *Heritage Impact Assessment’s* claim that “no event or person of significance is directly associated to the property.” Please see Appendix A (commencing on Page 13) for details.

Heritage Evaluation of 295 Jarvis Street (Toronto). Instead of constructing a new building upon opening in 1915, the *Inglewood Hotel* may have instead incorporated a series of 3 mid-19th century (1856) Victorian residences (containing shared firewalls) of the Italianate style into the hotel structure. Evidence points towards the site being used as a boarding house and/or hotel under various proprietors for several years prior to the opening of the *Inglewood Hotel* in 1915. William Somerville Boulton's 1858 *Atlas of the City of Toronto and Vicinity* offers an early depiction of the site and *Goad's Atlas of Toronto: Fire Insurance Plans* from 1880 through 1924 demonstrate the evolution of the structure – including after the opening of the *Inglewood Hotel* in 1915 – and point towards the original mid-19th century structure having been retained. This is supported via comments in the *Heritage Impact Assessment* that indicate both external architectural elements (including the Italianate design of the 3-storey Jarvis Street elevation; brick coursing and masonry elements;⁸ elaborate stone brackets (potentially indicating a removed cornice); and an internal (rear/side) courtyard wall) and an internal architectural element (the decorative metal medallion of a sailing ship with oars) point towards a mid-19th century structure being extant on site. 295 Jarvis Street (Toronto) may ultimately be an overlooked heritage asset and resource, which could be a candidate for more intensive heritage-related innovation, preservation, and restoration efforts in the proposed re-development project.⁹ Of particular note is that the new re-development plans for 295 Jarvis Street propose a 3-storey base podium for the new condominium tower (Goldsmith Borgal & Company Ltd. Architects 2018, 29), which could be an avenue to incorporate a restored Jarvis Street elevation of the pre-existing, 3-storey structure, which appears to date to the mid-19th century (1856).

It is further important to acknowledge – as also noted above – that modifications have occurred to the structure, including a 2-storey front (west) addition at the entrance

⁸ Several signs on the front of the building indicate that separate townhouse doorways may have been converted to windows. 2 of the lintels present on windows on the ground floor, Jarvis Street frontage of the original 3-storey structure are slightly different, indicating they may have been added at a later date. Adjacent brick coursing (emulated quoins) also appear to reflect the former location of a doorway.

⁹ The older appearing Italianate structure – still visible – indicates there may be a forgotten gem of Jarvis Street underneath the building modifications and paint.

to the hotel¹⁰ and several rear additions. These additions to the structure date to the early-to-mid 20th century. 295 Jarvis Street (Toronto) is presently painted a grey-white colour and this paint is obscuring details, such as potential polychrome brickwork and other architectural details (such as signs of removed entrances, changes to window openings, etc.). Despite these building additions and paint, an original structure remains visible. I was unfortunately unable to locate historical photographs¹¹ of the property, however, photographs of similar examples of Toronto architecture from this area and era are included in Appendix B, Figures 18 to 20. If the 3-storey Jarvis Street frontage of the subject property is indeed from the mid-19th century (1856), an architectural historian or other expert could likely provide an accurate and/or more detailed interpretation of how the building originally looked based on other known examples of similar residential architecture from this era in Toronto and surrounding areas.

Contextually, 295 Jarvis Street (Toronto) is surrounded by the following:

To the East: To the east of 295 Jarvis Street is a parking lot, accessed via George Street. This parking lot was formerly the site of several homes, which have since been demolished. Of note is that 295 Jarvis Street is only 50 meters from the Garden District Heritage Conservation District (presently under appeal), which uses George Street as its western boundary. 10 already designated and/or listed heritage properties – including the 1859 Thomas Meredith House (305 George Street (Toronto)) exist on this stretch of George Street, though are mostly in dilapidated condition, with several potentially scheduled for demolition. Several of these George Street heritage properties – located under 100 meters east of 295 Jarvis Street – are allegedly potential candidates for restoration as part the George Street re-development and revitalization project.

¹⁰ Note that this 2-storey extension does not extend across the full width of the building and is centred on the Jarvis Street entrance of the *Inglewood Arms Hotel*.

¹¹ I am hoping to attend the City of Toronto Archives when the collections re-open and have made note to look for potential photos of this site.

To the North: To the north of 295 Jarvis Street is a low-rise government building, dating to 1958, and known as 311 Jarvis Street (Toronto). This building is presently used as courthouses by the Province of Ontario. During the 1930s and 1940s, this site was formerly the home of the Consulate of Belgium (1932-1940) and the Consulate of France (1932 to 1946) – which were at 301 Jarvis Street (immediately next door) to the *Inglewood Hotel / Inglewood Arms Hotel*.

To the South: To the south of 295 Jarvis Street is 285-291 Jarvis Street. 285-291 Jarvis Street is a 3-storey rowhouse, dating to 1890, and designed by *Knox and Elliot* in the Richardson Romanesque style. 285-291 Jarvis Street has been a heritage designated property since the 1970s.¹² The proposed re-development plans for 295 Jarvis Street indicate that a base podium of 3-storeys will be constructed for the condominium tower with specific consideration of the adjacent heritage properties. As noted above, this podium could be an avenue to incorporate a restored version of the pre-existing, 3-storey structure at 295 Jarvis Street which appears to date to the mid-19th century (1856).

To the West: To the west of 295 Jarvis Street is Jarvis Street. On the opposite side of Jarvis Street is 240 Jarvis Street, an 11-storey high rise, presently used by the *International Living / Learning Centre* at Ryerson University. The *International Living / Learning Centre* is a student residence. It was formerly a hotel, built in 1987.

As noted above, I would like to advocate for a closer examination and more intensive *Heritage Evaluation* of the history and potential heritage of 295 Jarvis Street (Toronto). It is possible that 295 Jarvis Street (Toronto) is a presently overlooked heritage asset in a historically significant and rapidly re-developing area of the City of

¹² The markers on the City of Toronto Heritage Registry Map are slightly out of alignment for this block, with the markers for 285 and 291 Jarvis Street being on adjacent properties.

Toronto. While the site has been associated with the *Inglewood Hotel / Inglewood Arms Hotel* since 1915, there are multiple signs that significant parts of the structure may date to the mid-19th century (1856) and could be a forgotten and/or hidden gem of Jarvis Street. If this property is from the mid-19th century (1856), there is significant potential for heritage innovation and more intensive preservation and restoration efforts during re-development. Of note is that the proposed yet still evolving re-development plans indicate a 3-storey base podium will be part of the new condominium tower design. This base podium could be an avenue to incorporate this potential mid-19th century (1856) structure. It is additionally remarkable that the *Inglewood Hotel / Inglewood Arms Hotel* has existed in some form for 105 years, with the hotel first opening in 1915, during World War I. I am additionally hoping that those presently residing at the *Inglewood Arms Hotel* (295 Jarvis Street) are successful in their fight to be formally and legally recognized as tenants.

Appendix A – Notable Former Occupants and Current Use:

Please note that data around the occupants of the subject site during the 1850s and early 1860s is somewhat limited at present. Further information is likely available in tax assessment rolls and other documents held by the City of Toronto Archives.

Unfortunately, these physical collections are presently closed to the public due to the COVID-19 pandemic.

Alexander Macdonald: Alexander Macdonald is the (presently known) first occupant of 293 Jarvis Street (then known as 235 Jarvis Street). Macdonald was an auctioneer, commission merchant, and broker who based his business and commercial enterprises out of the *Globe Building*.¹³ Macdonald is noted as residing at 293 Jarvis Street (235 Jarvis Street) in 1859-1860, though had moved out by 1861. Macdonald may have resided here as early as 1856, though this requires a more detailed analysis of archival and historical materials presently inaccessible to the public due the City of Toronto Archives being closed as a result of the COVID-19 pandemic.

Andrew Taylor McCord: Andrew Taylor McCord (1805-1881) is the first known resident of 295 Jarvis Street (then known as 237 Jarvis Street). McCord resided at the property in 1859-1860, though had moved out by 1861. It is possible that McCord resided at this property as early as 1856/1857, though this requires a more detailed analysis of archival and historical materials presently inaccessible to the public due the City of Toronto Archives being closed as a result of the COVID-19 pandemic. McCord was an influential and well-known public servant and philanthropist in 19th century Toronto. Professor Susan E. Houston – now a Professor Emerita in the Department of History at York University – offers a biographical article of Andrew Taylor McCord in the *Dictionary of Canadian Biography* (1982/2020). McCord was born in Belfast,

¹³ The *Globe Building* were located on the south side of King Street West, just west of Jordan Street.

Northern Ireland in 1805, attended the *Royal Belfast Academical Institution* grammar school, and had immigrated at age 26 (c. 1831) – alongside his family – to Upper Canada. Upon arriving in Upper Canada, McCord engaged in a dry goods business, whereas his sisters launched a ladies’ seminary in York (Toronto) (Houston 1982/2020). In 1834, McCord was appointed the second Chamberlain (Treasurer) of the City of Toronto¹⁴ and “by the mid-1850s McCord had become the highest paid city official except for the mayor” (Houston 1982/2020). McCord held the position of Chamberlain (Treasurer) for 38 years (1836 to 1874) (Morgan 1882, 419). Houston (1982/2020) notes that “until 1871 the Office of Chamberlain (Treasurer) was charged with overseeing all municipal property and establishing the financial credit of the city for major capital ventures.” In 1856 – potentially coinciding with the construction of 295 Jarvis Street (then known as 237 Jarvis Street) – McCord “successfully negotiated the sale of £119,000¹⁵ of municipal debentures at par in London” (Houston 1982/2020), with these being connected to the Esplanade Development. McCord is noted in one of his 1881 obituaries to have pursued the role of Chamberlain (Treasurer) with “scrupulous honesty” (Morgan 1882, 419). However, Houston (1982/2020) identifies that McCord was forced to step down from the position of Chamberlain (Treasurer) in 1874 due to “adverse publicity” between 1871 and 1873, which stemmed from controversy pertaining to the auditing of his department and 2 cases of embezzlement, though this ultimately appears to have had limited long-term impacts on his public image. McCord subsequently ran for Mayor against the incumbent Francis Henry Medcalf (1803-1880) in 1874, though lost (as 2nd place) to the incumbent Medcalf (Houston 1982/2020). Regarding philanthropy, McCord is noted to have “gave generously of his time and money to many religious and civic causes” (Houston 1982/2020). Originally a member of the *Church of Scotland*, McCord was baptized as a member of *Bond Street Baptist Church* in 1847 (Houston 1982/2020). McCord later undertook a “leading role in local Baptist Activities” – becoming the Treasurer (1851-

¹⁴ The first Chamberlain (Treasurer) of the City of Toronto was Matthew Walton, who was appointed the position in June 1834. Walton died of cholera only 2-3 months later in August 1834, which resulted in McCord assuming the role.

¹⁵ Accounting for inflation, this sum is estimated to equate to approximately \$20 000 000 to \$34 000 000 CAD in 2020.

1858) and Vice-President (1867-1875) of the *Baptist Convention of Canada* (Houston 1982/2020).¹⁶ McCord was – during this time period – also a director of the *House of Industry*, the *Newsboys' Lodging and Industrial Home*, and *The Home for Incurables* (Houston 1982/2020, Heath and Wilson 2012, 229, Jenkins 2013, 134). McCord is additionally noted to have had prominent administrative and managerial roles (including positions such as Secretary, Trustee, Vice-President, and/or President) in other organizations, including: the *Eye and Ear Dispensary*, *Irish Protestant Benevolent Society*, the *Toronto Athenaeum*, the *Toronto City Mission*, the *Toronto Burying Grounds*, the *Toronto Temperance Reformation Society*, and the *Upper Canada Bible Society* (Houston 1982/2020, Jenkins 2013, 134).¹⁷ McCord's death at age 76 in 1881 was noted to “have left “a vacancy not readily filled” in the ranks of the city's philanthropic and religious workers” (Houston 1982/2020).

William Mead: William Mead is the (presently known) first occupant of 297 Jarvis Street (then 239 Jarvis Street). Mead resided at 297 Jarvis Street (then known as 239 Jarvis Street) in 1861, though had moved by 1862. Mead was a liquor merchant and wholesale grocer, with his business based at 57 Front Street East. Mead may have resided here as early as 1856, though this requires a more detailed analysis of archival and historical materials presently inaccessible to the public due the City of Toronto Archives being closed as a result of the COVID-19 pandemic

Charles A. Morse / Horace J. Morse – Charles A. Morse and Horace J. Morse were coal and wood importers and merchants who resided at 295 Jarvis Street (then known as 237 Jarvis Street) between 1862 and 1863. The Morse's business was based at Front Street and Yonge Street.

¹⁶ Interestingly, the *Toronto Baptist Seminary* is now located at the Jarvis Street Baptist Church – located only 210 meters north of 295 Jarvis Street.

¹⁷ McCord's sister (her name is unfortunately unknown at present) is also noted to have been involved in some of the operations of these organizations.

Reverend Thomas S. Ellerby – Reverend Thomas S. Ellerby resided at 293 Jarvis Street (then known as 235 Jarvis Street) between 1861 and 1864/1865. Reverend Ellerby was the pastor at the *Zion Congregational Church*, which was located at the northeast corner of Adelaide Street West and Bay Street. The *Zion Congregational Church* has since been demolished.

Professor George W. Buckland: Professor George W. Buckland (1804-1885) resided at 293 Jarvis Street (then known as 235 Jarvis Street) between 1866 and 1869. Buckland was a prominent 19th century English-Canadian agriculturalist, a public lecturer, and the Chair of Agriculture at the University of Toronto. Ann MacKenzie – an instructor who specialized in agricultural and Ontarian history at the Department of History at the University of Western Ontario – offers a biographical article of Buckland in the *Dictionary of Canadian Biography* (1982/2020). Buckland was born in England in 1804 and first toured Canada and the United States with the *Royal Agricultural Association of England* in the 1840s (MacKenzie 1982/2020). In 1847, Buckland returned to Canada “on the understanding that he would be named professor of agriculture at King’s College in Toronto” (MacKenzie 1982/2020) – a position he obtained in 1851/1852 when the Chair of Agriculture was first created as a position at the University of Toronto (MacKenzie 1982/2020, University of Toronto Libraries 2020).¹⁸ In 1849, Buckland also became Secretary of the Board of Agriculture of Upper Canada, a position he held until resigning in 1859 (MacKenzie 1982/2020). Between 1849 and 1864, Buckland was involved in the publication of several agricultural journals and served as co-editor of both the *British American Cultivator* and *Canadian Agriculturalist* (MacKenzie 1982/2020). Buckland is noted to have been a “strong advocate of scientific agricultural methods including the cultivation of high-grade seeds, the importation of pure-bred livestock, and the use of improved agricultural implements” (MacKenzie 1982/2020). Furthermore, upon becoming the Chair of Agriculture at the University of Toronto in 1851/1852, Buckland immediately set up a 25-acre experimental farm on the University of Toronto’s campus which sought to “help

¹⁸ On 1 January 1850, King’s College officially became the University of Toronto.

determine how to adapt English methods and products to Canadian climate, soil, and markets” (MacKenzie 1982/2020). This would have been particularly important, given the high number of immigrants from the British Isles who would have largely been unfamiliar with Canadian growing conditions in both large- and small-scale agricultural contexts. Unfortunately, the experiment failed – potentially due to a lack of assistance with the project – as agricultural science classes at the University of Toronto were noted to have been “almost tenantless” during this time period (MacKenzie 1982/2020). Buckland held the position of Chair of Agriculture at the University of Toronto until his death in 1885, when the position was abolished. Buckland is also noted to have been the first Dean of Residence at University College (University of Toronto), serving this role between 1859 and 1865 (MacKenzie 1982/2020). During the late 1860s, Buckland is listed in the City of Toronto Directories to have sold seeds and been associated with *J. Fleming & Co.* – which was a florist and plant nursery on Yonge Street near Elm Street. Buckland is noted to have been instrumental in the establishment of the *Ontario Agricultural College* near Guelph, Ontario - which was created in partnership with the University of Toronto in 1874– and now exists as part of the University of Guelph. Buckland gave numerous public lectures on agriculture and livestock related topics across the region between the 1840s and 1870s (MacKenzie 1982/2020). In the 1880s, Buckland had become the Assistant Commissioner of Agriculture for Ontario (MacKenzie 1982/2020). Buckland died of a heart attack in Toronto in February 1885 (MacKenzie 1982/2020).

Captain James Dick: The *Heritage Impact Assessment* identifies a decorative metal medallion depicting a sailing ship with oars mounted on a wall in or near the front lobby of 295 Jarvis Street (Goldsmith Borgal & Company Ltd. Architects 2018, 28). This medallion is theorized to both predate the *Inglewood Hotel / Inglewood Arms Hotel* and be indicative of the building existing prior to the opening of the hotel in 1915 (Goldsmith Borgal & Company Ltd. Architects 2018, 28). It is possible that this medallion may be connected to Captain James Dick (1826 – unknown).¹⁹ Captain

¹⁹ Captain James Dick is not mentioned in *Goldsmith Borgal & Company Ltd. Architects’ Heritage Impact Assessment*.

James Dick was a master mariner who resided at 295 Jarvis Street (then known as 237 Jarvis Street) between 1868 and 1869. James Dick was born in Argyllshire, Scotland in 1826 and emigrated to Canada at age 12 in 1838. In 1839, at age 13, James Dick and his brother Thomas Dick began sailing on the Great Lakes (Adam, Mulvany and Blackett 1885, 39). Captain James Dick later became a master mariner who is noted to have been extensively involved in marine navigation and marine trade (including commercial, ferry (passenger), and mail services) on the Great Lakes and adjacent waterways, including the Red River (Manitoba) and Saint Lawrence River between the 1830s through 1880s (House of Commons (Parliament of Canada) 1883, 1215, Adam, Mulvany and Blackett 1885, 39, Robertson 1896/2003). In 1858, Captain James Dick became the first person to navigate a steamboat on the north shore of Lake Superior (The Ottawa Free Press 1881/2020, Adam, Mulvany and Blackett 1885, 39).²⁰ Captain James Dick was later consulted by Canadian government officials in the mid-19th century during the planning of new or renovated port locations on the Great Lakes, including the port expansion project at Goderich, Ontario (on Lake Huron) in the early-to-mid 1860s (Legislative Council (Province of Canada) 1862, Appendix 6, Page 18-19). Captain James Dick's date of death is unknown at present. Of note is that Captain Thomas Dick – Captain James Dick's brother – founded *The Queen's Hotel* near Bay Street and Front Street West in Toronto in 1862 (Taylor 1892, 302). Historical accounts state that *The Queen's Hotel* “[stood] unrivaled [...] by any hotel in the Dominion” (Taylor 1892, 303). A number of distinguished guests stayed at this hotel at various times during the late 19th century, including various high-ranking government officials and members of the royal families of the United Kingdom and Russia (Taylor 1892, 303). *The Queen's Hotel* was ultimately demolished in 1927 to create room for the *Royal York Hotel*.

Sir Alexander Gordon: Sir Alexander Gordon resided at 293 Jarvis Street (then known as 235 Jarvis Street) in 1870. Gordon was the Queen's Printer in 1870 and published official materials – such as public acts and statutes - for the Parliament of

²⁰ This inaugural trip along the north shore of Lake Superior was noted to have been attended by several celebrities, though these celebrities identities are unknown at present (Adam, Mulvany and Blackett 1885, 39).

Ontario. Prior to their formal publication, Gordon sent materials from the Parliament of Ontario via the Secretary of State to the Judges of Queen Victoria’s Superior Courts for review.

Isaac D. Purkis: Isaac D. Purkis resided at 293 Jarvis Street (then known as 235 Jarvis Street) between 1872 and 1875. During this period, Purkis was the manager of the Toronto operations of the *Dominion Telegraph Company*. The *Dominion Telegraph Company* – based on Front Street East – was an important telecommunications company and hub that connected Toronto to other regions of Canada and the United States of America via telegraph, which permitted important and vital rapid communication over long distances. The *Dominion Telegraph Company* is prominently featured on the front cover of the 1871 and 1873 City of Toronto Directories. Of note is that Isaac D. Purkis’ name is misspelled as J. D. Parkes (listed of the same address, job title, and profession as Purkis) in the 1872 City of Toronto Directory.

Conyngham²¹ Crawford (C. C.) Taylor: Conyngham Crawford (C. C.) Taylor was an author, customs official, and wholesale dry goods merchant who resided at 295 Jarvis Street (then 237 Jarvis Street) between 1864-1867 and 1870-1875.²² Taylor operated a wholesale dry goods business – initially based on Jordan Street and later moving to Yonge Street near Wellington Street – during the 1860s and 1870s. Taylor is noted to have later been a customs officer by 1887 (Berger 2013, 116). Taylor was also the author of *Toronto “Called Back”* (1886 / 1892) and *The Queen’s Jubilee and Toronto* (1887). *Toronto “Called Back”* was a popular series of books about the history of and life in Toronto. It was published in no fewer than 4 editions during the 19th century, with the 1st edition (1886) focused on the period between 1850 and 1886 and the 4th edition (1892) offering an expanded and updated focus on the period between 1847 and 1892. While

²¹ Taylor’s first name is spelled various ways in the City of Toronto Directories, including: Conyngham, Cunningham, and Cummingham. The spelling used here is based on the spelling used in his books, published in the 1880s and 1890s.

²² Of note is that Taylor is not listed as residing at 295 Jarvis Street (then 237 Jarvis Street) between 1868 and 1869, when the resident is listed as Captain James Dick. It is possible that Dick and Taylor were associates, colleagues, and/or friends.

being published in Canada, Taylor notes that the book was also popular and well-known in the United Kingdom (Taylor 1892, Preface) and it is possible that his book contributed to increasing interest in and potential immigration to the Toronto area.²³ Regarding *The Queen's Jubilee and Toronto* (1887): Dr. Carl Berger – a Professor Emeritus of Canadian History at the University of Toronto - notes in *The Sense of Power: Studies in the Ideas of Canadian Imperialism, 1867-1914* (2013) that Taylor's *The Queen's Jubilee and Toronto* (1887) was a report of the Toronto celebration of Queen Victoria's Golden Jubilee (116), which occurred in June 1887 and celebrated the 50th anniversary of Queen Victoria's accession to the throne. *The Queen's Jubilee and Toronto* (1887) is noted to provide a good representation and summary of the 1887 Golden Jubilee celebrations in the Toronto area (Berger 2013, 116). Dr. Eva-Marie Kröller – a Professor in the Department of English Language and Literatures at the University of British Columbia and an expert on literary history, life writing, travel writing, and cultural semiotics – further notes in *Canadian Travellers in Europe, 1851-1900* (1987) that during the 19th century, “national celebrations such as the Queen's Golden and Diamond Jubilees were increasingly used as tourist attractions” (34) in various regions of Canada, including Toronto. As such, Taylor's book may have been widely read by both residents and visitors to Toronto during this era and now offers valuable historical insight and perspective into cultural celebrations and festivals in 19th century Toronto.

Professor Joseph W. Taverner: Professor Joseph W. Taverner was an author and professor who resided at 293 Jarvis Street (then known as 245 Jarvis Street) between 1876 and 1879. Taverner was an expert on elocution and offered elocution lessons while residing in Toronto. Taverner also worked as an elocutionist and professor during the

²³ Susanna Moodie – another well known early Canadian author - resided in this area only 6 years later. In 1881-1884, Moodie resided at 233 Dundas Street East, located only 225 meters southeast of 295 Jarvis Street. Moodie's books, including *Roughing it in the Bush* are noted to be extremely important and influential pieces of literature in Canadian history and society. *Roughing it in the Bush* was first published in the United Kingdom in 1852 and was first published in Canada in 1871. It is theorized that Moodie's book contributed to immigration to and interest in Canada during the mid-to-late 19th century. Numerous reprints of this book have continued to be issued to the present day. It is unclear at present whether Moodie and Taylor knew each other, though this is possible given the content and subjects of their respective books, and that both resided in Toronto during the same time period.

1850s and 1860s in Boston and New York City in the United States of America. In 1877, George Wilkes and Joseph W. Taverner published *Shakespeare – from an American Point of View*, which sought to analyze aspects of Shakespeare from legal, philosophical, religious, and melody of speech (elocution) perspectives.²⁴ In the early 1880s, Taverner had moved to the Oshawa, Ontario area and was a faculty member of Demill Ladies' College (Suchan 2019, 12).

Door of Hope Home: In 1903, the *Door of Hope Home* was based at 295 Jarvis Street. Established in 1901, the *Door of Hope Home* was “a [supportive] mission for unwed, pregnant women [and] single mothers and their babies” (Massey Centre 2020). The *Door of Hope Home* was renamed *The Victor Home for Women* (after Fred Victor Massey) in 1904 and in 1989 was incorporated as the *Massey Centre*, which is now based at 1102 Broadview Avenue (Toronto). This is still an active organization as of 2020. Despite being founded in 1901, the *Door of Hope Home* does not appear in City of Toronto Directories until 1903 and 295 Jarvis Street may have been the first formal and/or distinct home of this organization.

Inglewood Hotel / Inglewood Arms Hotel: Using the City of Toronto Directories and Fire Insurance Maps as a series of historical reference documents, it is possible to discern the evolution and transition of 293-297 Jarvis Street from 3 distinct private residences into a consolidated boarding house and/or hotel structure. As early as 1903/1904, 293-297 Jarvis Street began its transition from 3 separate private residences to a boarding house, extended-stay hotel, hotel, and/or rooming house, with consolidation of all 3 properties under one proprietor occurring by 1909. This process is described in more detail on Pages 2 to 5 of this document. The *Inglewood Hotel* subsequently opened at 293-297 Jarvis Street in 1915 and in 1941 the address changed from 293-297 Jarvis Street to just 295 Jarvis Street. In 1943 the property is noted to have been vacant with name changing to the *Inglewood Arms Hotel* in 1944, indicating

²⁴ Wilkes had a more prominent role in writing this book, though included essays by Taverner and noted that Taverner was consulted on a number of topics included in the book.

a potential change of ownership and/or proprietorship during this period. The *Inglewood Arms Hotel* presently operates as a boarding house, extended-stay hotel, hotel, and/or rooming house with the property having been run by the same landlord for almost 40 years (Monsebraaten 2020). The *Inglewood Arms Hotel* presently contains 88 dwelling rooms which largely utilize shared common facilities (bathrooms, kitchens, etc.) (Monsebraaten 2020). The *Inglewood Arms Hotel* is noted to be a bastion of affordable housing in Downtown Toronto and there are significant, ongoing concerns that those residing at the property may not formally be classified as tenants and could risk being evicted with little-to-no compensation and/or protection as a result of the proposed re-development (Wong-Tam 2020, Monsebraaten 2020). Ongoing community activism and recent media articles indicate that in response to the re-development plans a number of organizations are now working alongside Councillor Kristyn Wong-Tam (Ward 13: Toronto-Centre) and those residing at 295 Jarvis Street (presently the *Inglewood Arms Hotel*) in advocating and fighting for stronger compensation, protection, and/or support for those presently residing at the property. This includes receiving legal recognition that those presently residing at the property tenants and/or the possibility of providing current residents/tenants of the *Inglewood Arms Hotel* housing at a similar rental rate in the new re-development.

Appendix B – Maps and Photographs:

A Google Drive album with additional, downloadable, and higher quality photographs is available here:

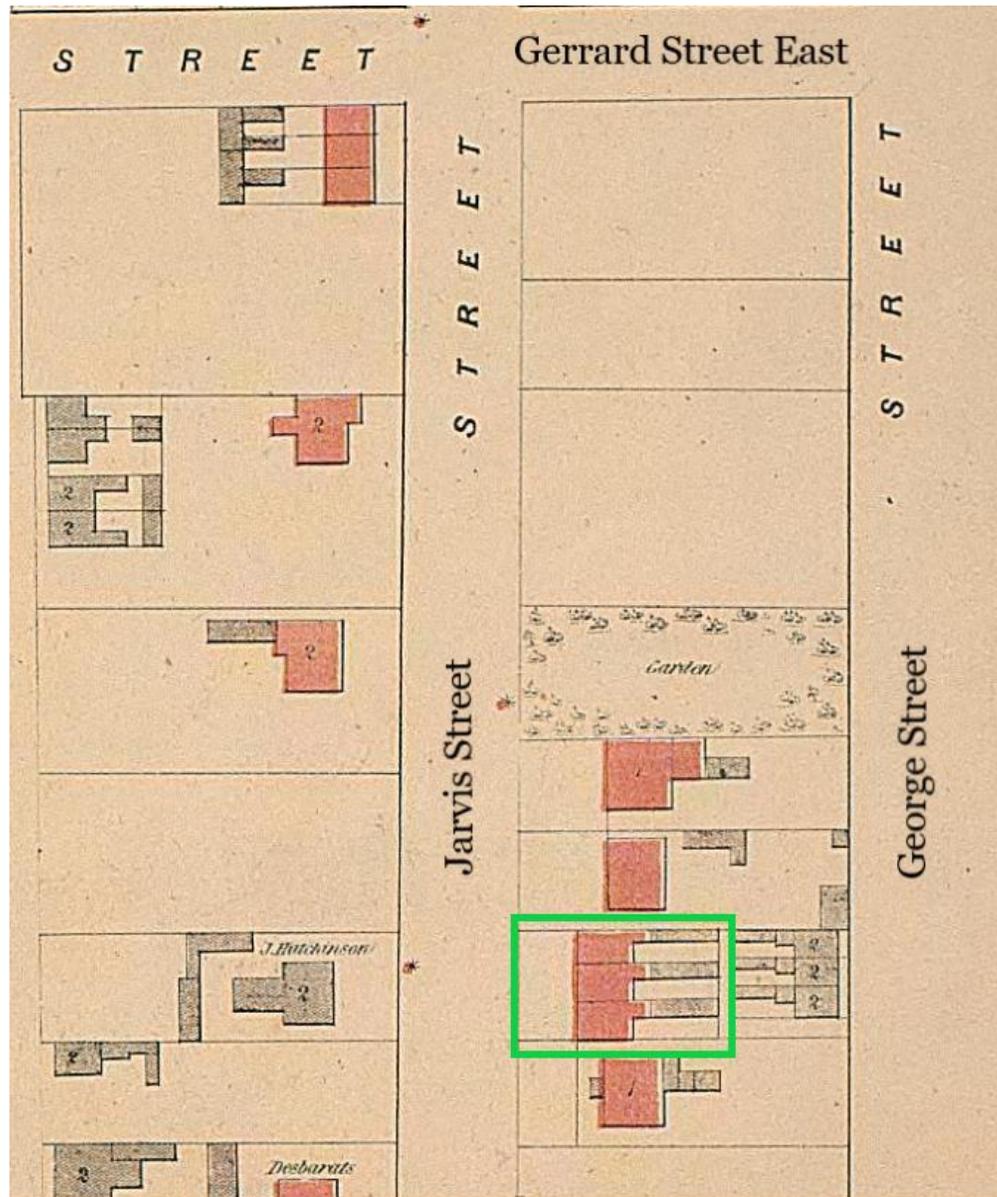
<https://drive.google.com/open?id=1oaV97bJmkPUvsrar06wUAXhLXCLkCsbh>



Appendix B, Figure 1:

Above: Location of 295 Jarvis Street (Toronto), highlighted in green.

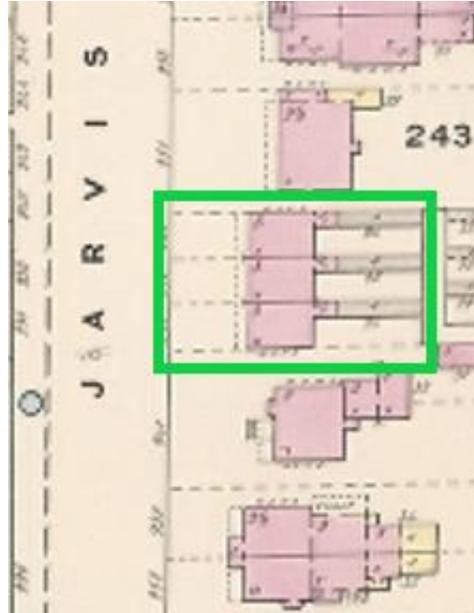
Source: City of Toronto Interactive Map (annotated by Adam Wynne).



Appendix B, Figure 2:

Above: The location and structural shape of 293-297 Jarvis Street (then known as 235-239 Jarvis Street) in 1858.

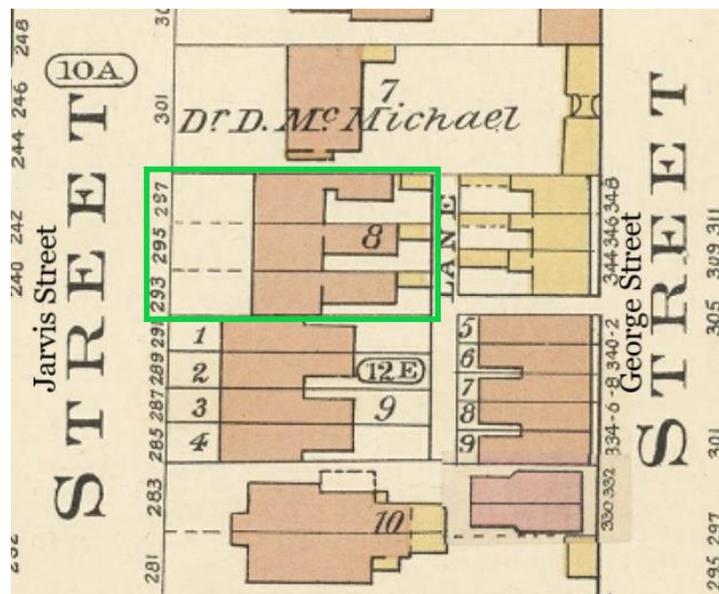
Source: William Somerville Boulton's *Atlas of Toronto and Vicinity*: Plate 17 (annotated by Adam Wynne).



Appendix B, Figure 3

Above: The location and structural shape 293-297 Jarvis Street (then known as 245-249 Jarvis Street) in 1880.

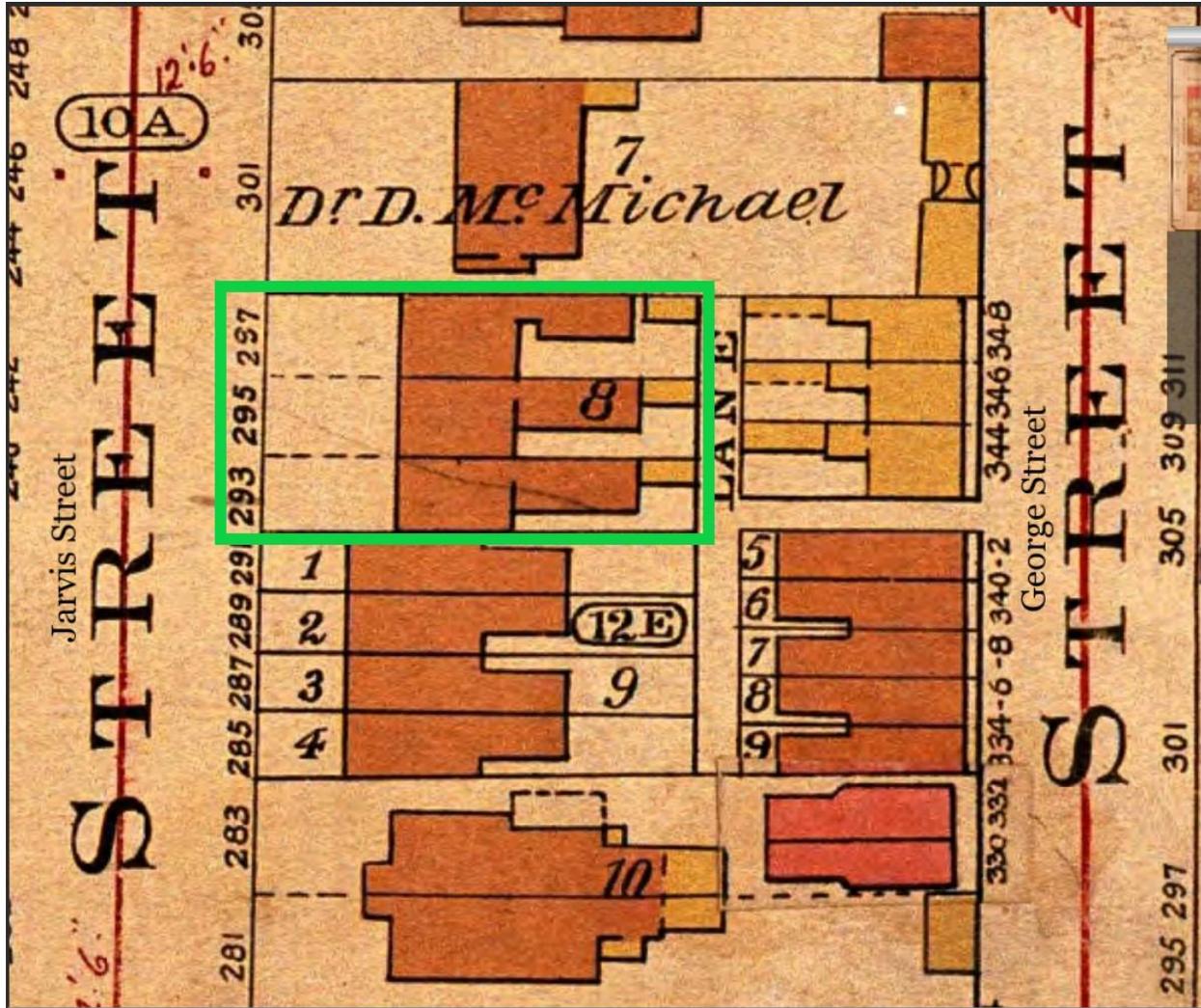
Source: 1880 Goad's Atlas of Toronto: Fire Insurance Plans: Plate 13 (annotated by Adam Wynne)



Appendix B, Figure 4

Above: The location and structural shape of 293-297 Jarvis Street in 1894.

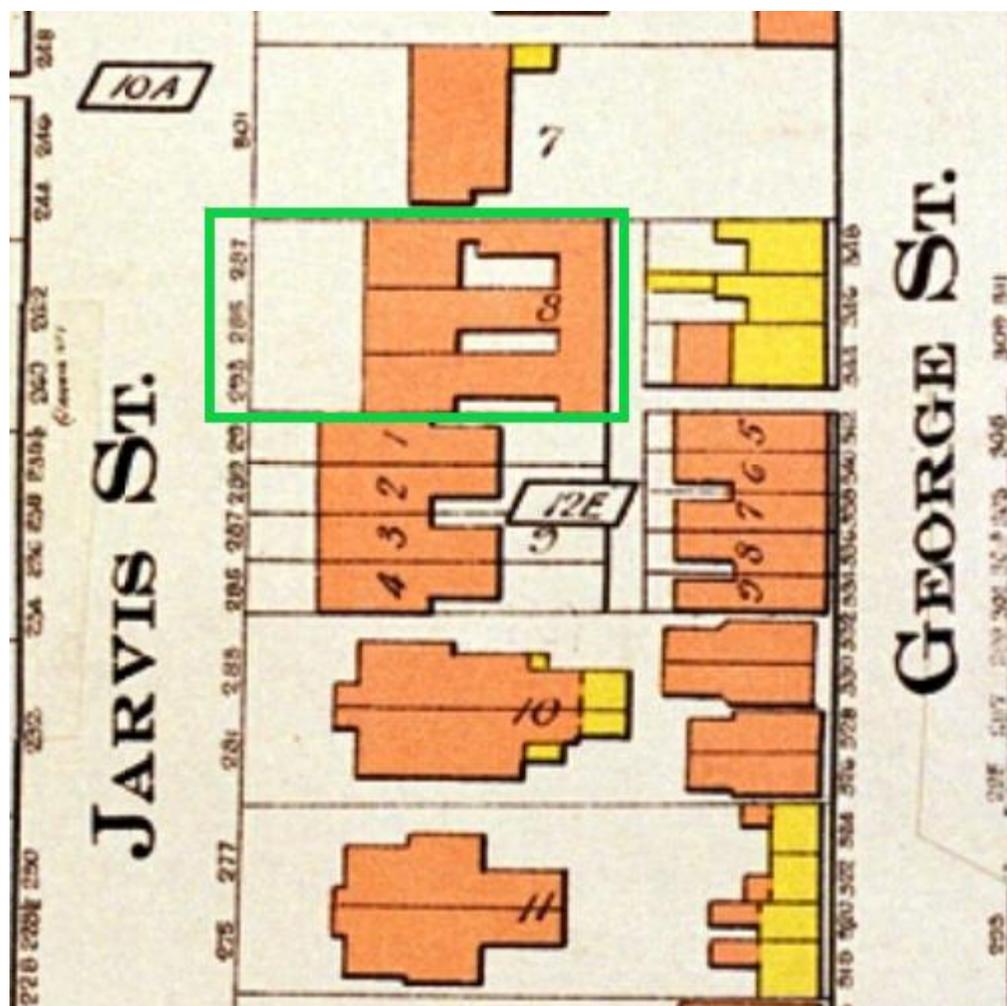
Source: 1894 Goad's Atlas of Toronto: Fire Insurance Plans: Plate 13 (annotated by Adam Wynne)



Appendix B, Figure 5

Above: The location and structural shape of 293-297 Jarvis Street in 1903.

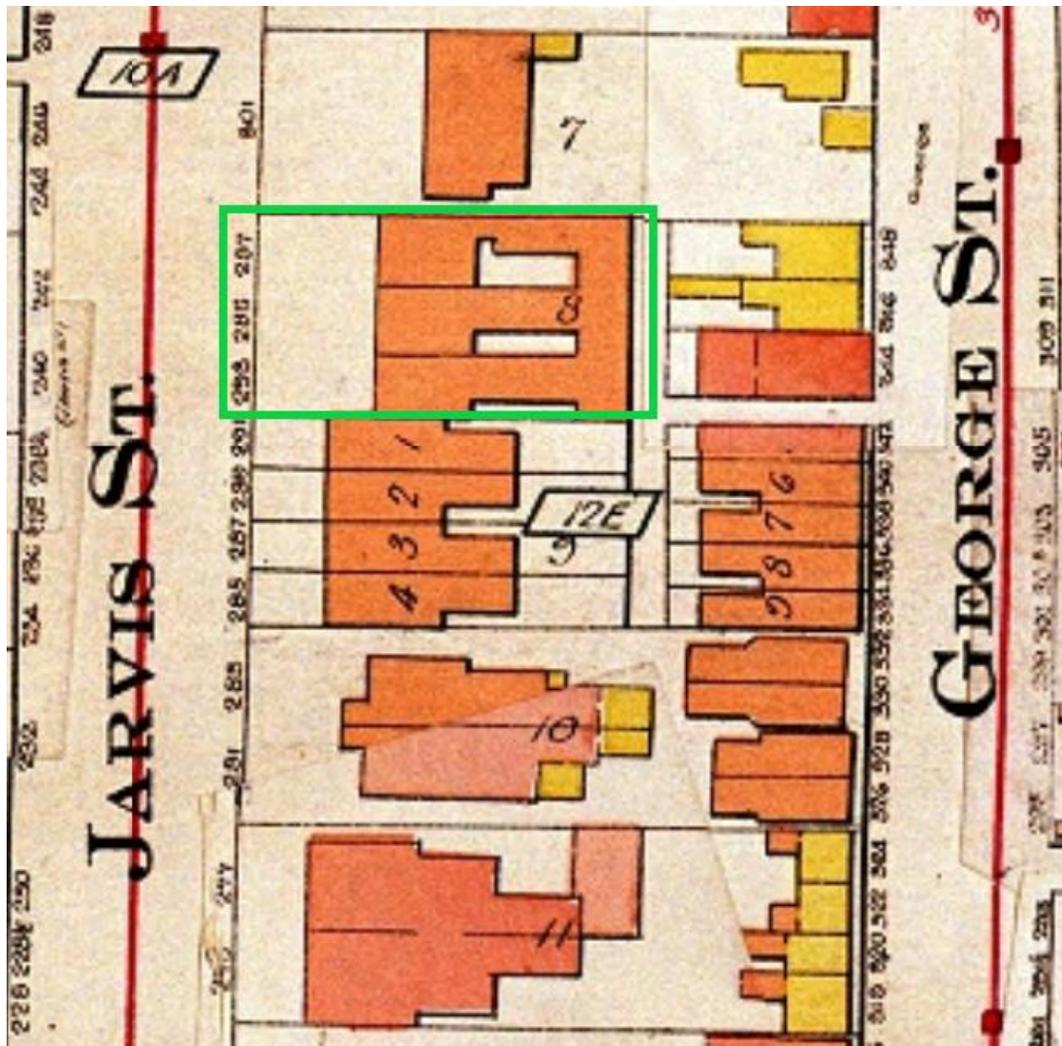
Source: 1903 Goad's Atlas of Toronto: Fire Insurance Plans: Plate 13 (annotated by Adam Wynne)



Appendix B, Figure 6

Above: The location and structural shape of 293-297 Jarvis Street in 1913. Note the new, interconnected additions on the rear of the structure which were not present in 1903. This may indicate that 293-297 Jarvis Street was consolidated into a boarding house and/or hotel that was operated by a single landlord and/or proprietor in 1909 (further details regarding this are provided on Pages 2 to 5 of this document). Please also note that 295-297 Jarvis Street were mislabelled 285-287 in this map and that 285-287 Jarvis Street – located a few houses south – have the same numbering.

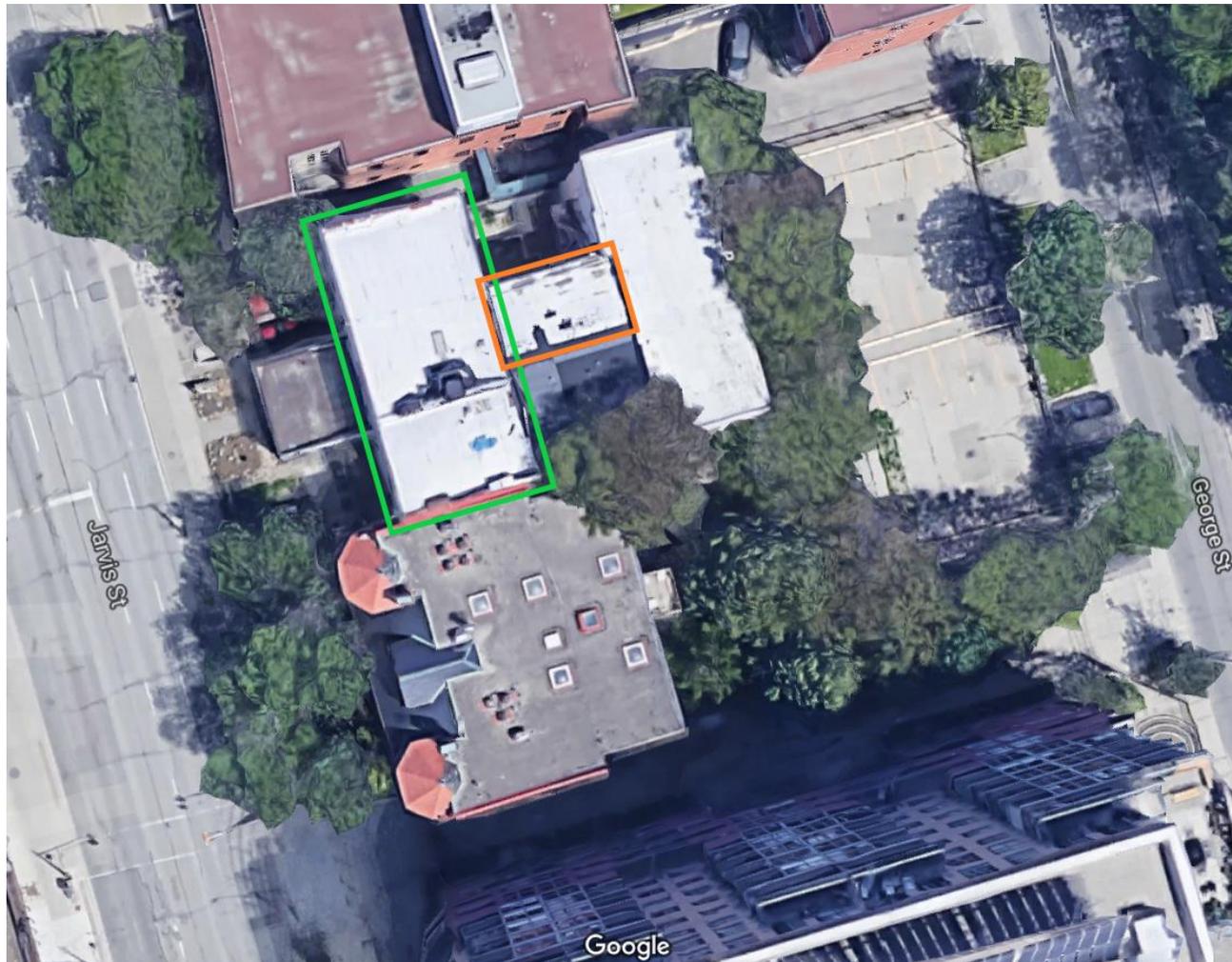
Source: 1913 Goad's Atlas of Toronto: Fire Insurance Plans: Plate 13 (annotated by Adam Wynne)



Appendix B, Figure 7

Above: The location and structural shape of 293-297 Jarvis Street in 1924. Note this depicts the property after the opening of the *Inglewood Hotel* in 1915.

Source: 1924 Goad's Atlas of Toronto: Fire Insurance Plans: Plate 13 (annotated by Adam Wynne)



Appendix B, Figure 8

Above: Satellite imagery of 295 Jarvis Street, circa 2019. Note the further additions and changes to the shape of the structure since 1924. A section of the structure – highlighted in green – appears to consist of the original 1856 houses, with the same setback visible in older map data of the property. An additional section of the property – highlighted in orange – may also date to the 19th century.

Source: Google Maps Satellite Imagery (annotated by Adam Wynne).



Appendix B, Figure 9

Above: Satellite imagery of 295 Jarvis Street, circa 2019. The imprints of what could be the original 1856 firewalls are visible on the roof of the structure and are marked by green arrows.

Source: Google Maps Satellite Imagery (annotated by Adam Wynne).



Appendix B, Figure 10

Above: The Jarvis Street (West) Elevation of 295 Jarvis Street (Toronto) – presently the *Inglewood Arms Hotel* – on 24 May 2020.

Source: Photograph by Adam Wynne.



Appendix B, Figure 12

Above: The Jarvis Street (West) Elevation of 295 Jarvis Street (Toronto) – presently the *Inglewood Arms Hotel* – on 24 May 2020. The 2-storey addition on the entrance (center) of the building is theorized to date to the 1930s or 1940s, whereas the 3-storey section may date to 1856.

Source: Photograph by Adam Wynne.



Appendix B, Figure 13

Above: The south section of the Jarvis Street (West) Elevation of 295 Jarvis Street on 24 May 2020. This section of the building was likely its own residence prior to 1909, known as 293 Jarvis Street (previously numbered as 235 and 245 Jarvis Street). Note the masonry details, which Goldsmith Borgal & Company Ltd. Architects acknowledge in the 2018 *Heritage Impact Assessment* as likely indicative of this section of the structure being older than the early 20th century. The lintel above the window above the bicycle is also slightly different (angled and narrower), indicating this window may have been added in later, on the potential site of a doorway.

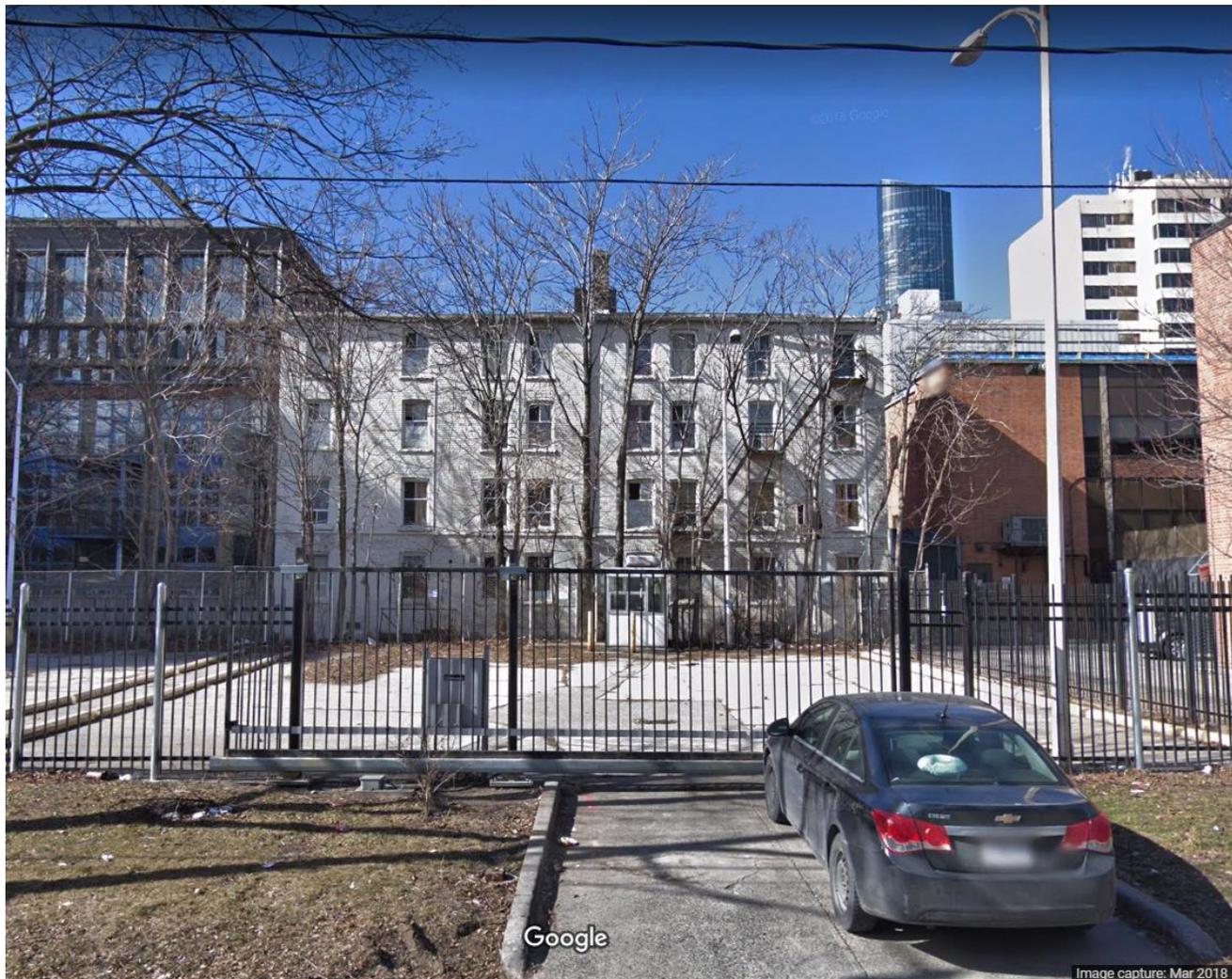
Source: Photograph by Adam Wynne.



Appendix B, Figure 14

Above: Architectural and masonry details on the south section of the Jarvis Street (West) Elevation of 295 Jarvis Street on 24 May 2020. The *Heritage Impact Assessment* indicates that these are likely indicative of the structure being older than the early 20th century and notes the presence of an underlying Italianate style. The elaborate stone bracket (of which a second exists on the north side of the Jarvis Street (West) Elevation) may indicate an intricate cornice was previously removed from the structure. The red brick is the north wall of adjacent 285-291 Jarvis Street.

Source: Photograph by Adam Wynne.



Appendix B, Figure 15

Above: The George Street (Rear (East)) Elevation of 295 Jarvis Street – presently the *Inglewood Arms Hotel* - in March 2018.

Source: Google Maps (Google Streetview).

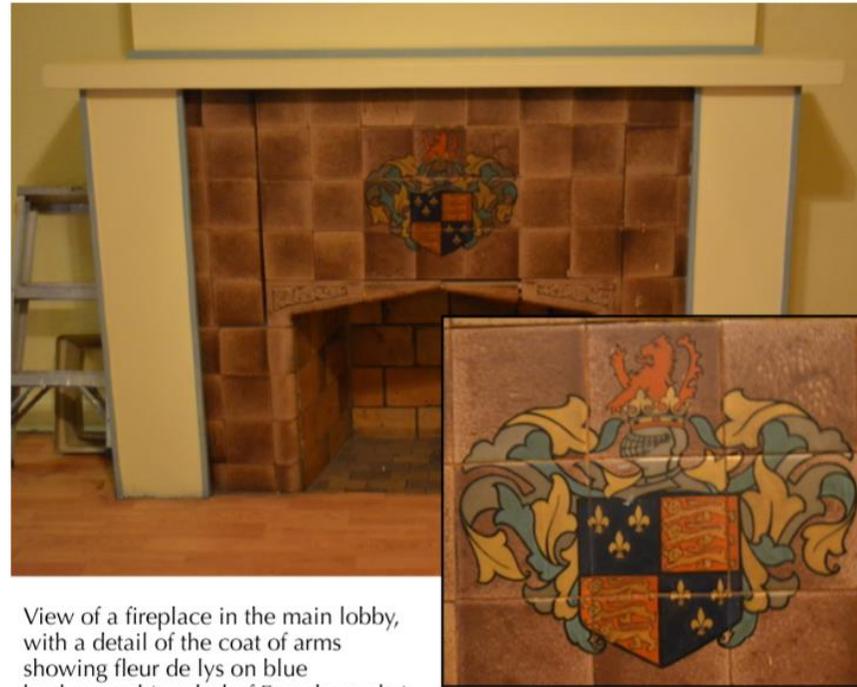


Close-up view of a wall in the lobby, leading to the main entrance, where a medallion is inset in the wall. This medallion features a sailboat with oars and most likely predates the establishment of the hotel.

Appendix B, Figure 16

Above: Decorative metal medallion in or near the lobby of 295 Jarvis Street, presently the *Inglewood Arms Hotel*. Current proposed re-development plans indicate this building element may be removed, conserved off site, and incorporated into a commemoration and heritage-oriented installation in the new redevelopment. This decorative medallion may date to the 1868-1869 when Captain James Dick (see Pages 17-18 of this document) resided at the property.

Source: Page 28 of Goldsmith Borgal & Company Ltd. Architects 2018 *Heritage Impact Assessment* for 295 Jarvis Street.



View of a fireplace in the main lobby, with a detail of the coat of arms showing fleur de lys on blue background (symbol of French royalty) and gold lions passant on red background (symbol of English royalty). This coat of arms most likely is meant to be associated with "Inglewood Arms".

Appendix B, Figure 17

Above: Fireplace and fireplace details in or near the lobby of 295 Jarvis Street, presently the *Inglewood Arms Hotel*. Currently proposed re-development plans indicate this building element may be removed, conserved off site, and incorporated into a commemoration and heritage-oriented installation in the new redevelopment. It is unclear at present if this design element was inspired by the formerly adjacent Consulate of Belgium and Consulate of France, which were the immediate neighbours of the *Inglewood Hotel / Inglewood Arms Hotel* during the 1930s and 1940s.

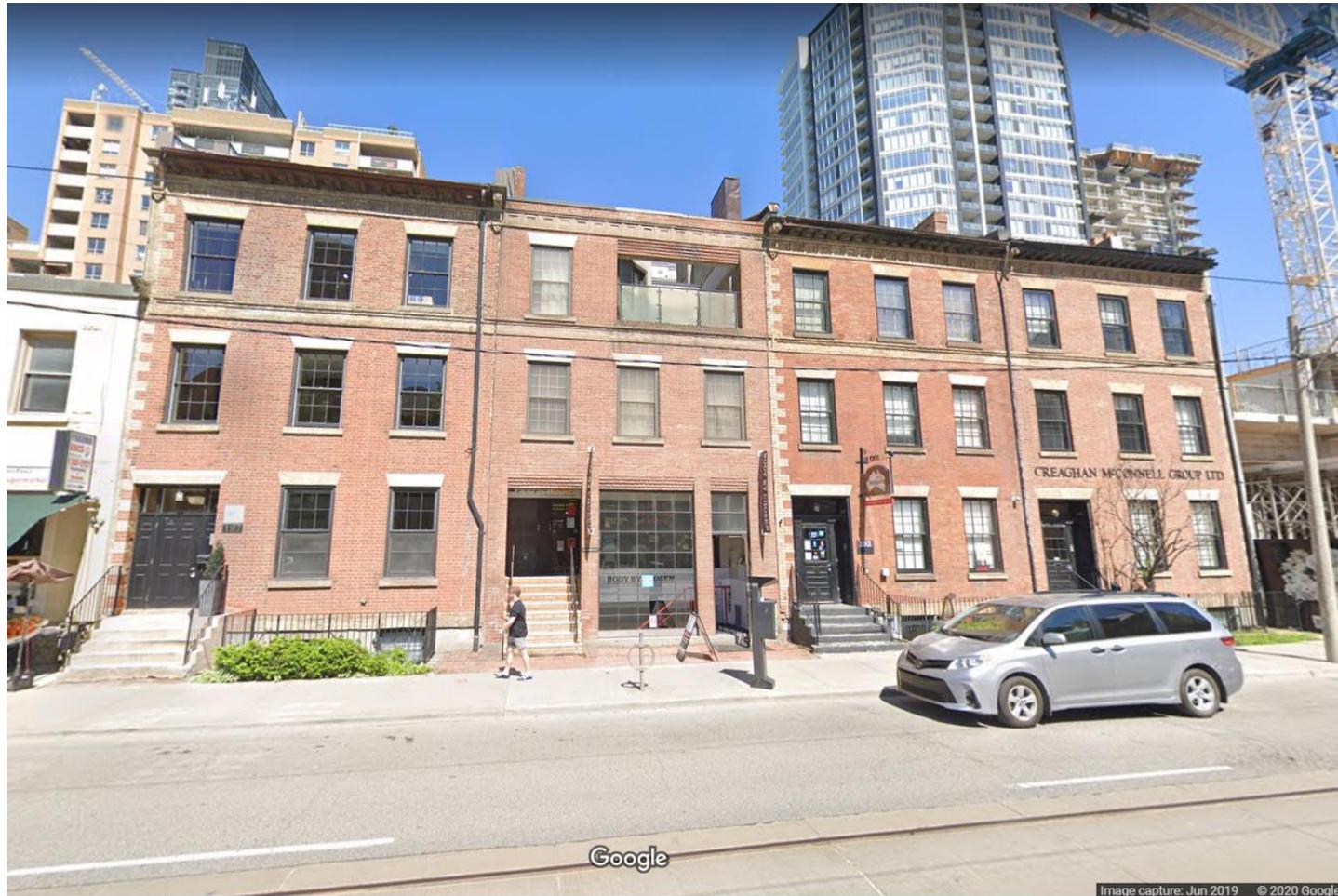
Source: Page 28 of Goldsmith Borgal & Company Ltd. Architects 2018 *Heritage Impact Assessment* for 295 Jarvis Street.



Appendix B, Figure 18

Above: 215-219 Jarvis Street (Toronto) in 2016 or 2019. 215-219 Jarvis Street – which have been formally listed as heritage properties since 1977 – were constructed in 1863. 215-219 Jarvis Street are located approximately 320 meters south of 295 Jarvis Street. Despite some architectural style differences (such as prominent bay windows), 215-219 Jarvis Street may offer a general interpretation of the type of residences constructed on this stretch of Jarvis Street during an early period of residential development (1840s-1860s) and may offer an interpretation of or similarities to how 293-297 Jarvis Street were originally configured.

Source: Photograph by Bob Krawczyk via Architectural Conservancy Ontario.



Appendix B, Figure 19

Above: 191-197 Church Street (Toronto) in June 2019. These Georgian row houses – located on the east side of Church Street between Dundas Street East and Shuter Street – date to 1848 and may offer a general interpretation of the type of residences constructed in this area of the city during the 1840s to 1860s. These properties have been listed heritage since 1973. Note that 195 Church Street (with the 3rd floor balcony) was rebuilt in 1981-1982 due to a fire.

Source: Google Maps (Google Streetview).



Appendix B, Figure 20

Above: Looking northeast from King Street West and York Street in 1856-1857. This photograph may offer valuable reference to some of the types of residences present in Toronto in the 1850s. Please note this photo is from the same era that the original structure at 293-297 Jarvis Street was likely constructed.

Source: The Armstrong, Beere, and Hime 1856-1857 Panorama / Photographic Series of Toronto.



Appendix B, Figure 21

Above: The neighbouring 285-291 Jarvis Street (Toronto) in 2016 or 2019. This property – built in 1890 by Knox and Elliot in the Richardson Romanesque Style – has been a heritage property since the 1970s. Note that 295 Jarvis Street (presently the *Inglewood Arms Hotel*) is visible on the left-hand side of this image.

Source: Photograph by Bob Krawczyk via Architectural Conservancy Ontario.

Appendix C – Sources:

The City of Toronto Directories were consulted for years between 1850 and 1969.

William Somerville Boulton's 1858 *Atlas of Toronto and Vicinity* was consulted.

Charles E. Goad's *Atlas of Toronto: Fire Insurance Plans* were consulted for the period between 1880 and 1924.

The *City of Toronto Interactive Map* was consulted for contemporary and present map-related data.

Google Maps (Google Streetview) was consulted for other map-related data.

The *City of Toronto Archives Online Database*, the *Toronto Public Library Historical Image Database*, the *Architectural Conservancy Ontario TO Built Database*, and the *ArQuives (Canadian Lesbian and Gay Archives)* were additionally consulted for photographs. Unfortunately, no digitized historical photographs specific to 295 Jarvis Street were located.

References:

- Adam, Graeme Mercer, Charles Pelham Mulvany, and Christopher Robinson Blackett. 1885. *History of Toronto and County of York, Ontario: containing a history of the city of Toronto and the county of York, with the townships, towns, villages, churches, schools, general and local statistics, biographical sketches, etc., etc.* Vol. 2. Toronto: C. Blackett Robinson, Publisher.
- Berger, Carl. 2013. *The Sense of Power: Studies In the Ideas of Canadian Imperialism, 1867-1914*. 2nd. Toronto: University of Toronto Press.
- Goldsmith Borgal & Company Ltd. Architects. 2018. *Heritage Impact Assessment for 295 Jarvis Street, Toronto*. Heritage Impact Assessment, Toronto: Goldsmith Borgal & Company Ltd. Architects.
- Heath, Gordon L., and Paul R. Wilson, . 2012. *Baptists and Public Life in Canada*. Vol. 1. Eugene, Oregon: Pickwick Publications.
- House of Commons (Parliament of Canada). 1883. *Official Report of Debates, House of Commons of the Dominion of Canada (First Session, Fifth Parliament)*. Volume

- 14 (15 May 1883), Ottawa: Maclean, Roger, & Co.
<https://books.google.ca/books?id=7Ys9AQAAMAAJ>.
- Houston, Susan E. 1982/2020. *Andrew Taylor McCord*. Accessed May 25, 2020.
http://www.biographi.ca/en/bio/mccord_andrew_taylor_11F.html.
- Jenkins, William. 2013. *Between Raid and Rebellion: The Irish in Buffalo and Toronto, 1867-1916*. Montreal & Kingston: McGill-Queen's Press.
- Kröller, Eva-Marie. 1987. *Canadian Travellers in Europe, 1851-1900*. Vancouver: University of British Columbia Press.
- Legislative Council (Province of Canada). 1862. *Journals of the Legislative Council of the Province of Canada (First Session of the Seventh Provincial Parliament: Volume 20)*. Quebec City: Legislative Council (Province of Canada).
<https://books.google.ca/books?id=WEIUAAAAYAAJ>.
- MacKenzie, Ann. 1982/2020. *George Buckland*. Accessed May 24, 2020.
http://www.biographi.ca/en/bio/buckland_george_11E.html.
- Massey Centre. 2020. *Our History*. Accessed May 25, 2020.
<http://www.massey.ca/our-history/>.
- Monsebraaten, Laurie. 2020. *Rooming house tenants fight to save some of Toronto's last affordable homes*. February 2. Accessed May 25, 2020.
<https://www.thestar.com/news/gta/2020/02/02/rooming-house-tenants-fight-to-save-some-of-torontos-last-affordable-homes.html>.
- Morgan, Henry J., ed. 1882. *The Dominion Annual Register and Review for the Fourteenth and Fifteenth Years of the Canadian Union, 1880-1881*. Montréal: John Lovell & Son. <https://books.google.ca/books?id=vCoOxEINLoUC>.
- Robertson, John Ross. 1896/2003. *The Royal Mail Line, 1840 to 1857 (Chapter 245)*. Edited by Walter Lewis. Accessed May 24, 2020.
<http://www.maritimehistoryofthegreatlakes.ca/documents/Robert2/default.asp?ID=c009>.
- Suchan, Laura. 2019. *Mind, Morale & Money: Oshawa's Demill Ladies' College*. Oshawa: Oshawa Historical Society.
- Taylor, Conyngham Crawford. 1892. *Toronto "Called Back" from 1892 to 1847*. Toronto: William Briggs.
- The Ottawa Free Press. 1881/2020. *The Ottawa Times, 1860's and 1870's and The Ottawa Free Press, 1870's and 1880's*. March 24. Accessed May 24, 2020.
<http://www.bytown.net/timesott.htm>.
- University of Toronto Libraries. 2020. *Announcement of Lectures by George Buckland (1805-1885) to the Cranbrook Agricultural Association, 1846*. Accessed May 24, 2020. <https://exhibits.library.utoronto.ca/items/show/170>.

Wong-Tam, Kristyn. 2020. *Statement on Inglewood Arms Hotel*. January 27. Accessed May 25, 2020. <https://www.kristynwongtam.ca/inglewoodarmshotel>.