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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
164 AND 166 ISABELLA STREET**

NOTICE OF INTENTION TO DESIGNATE THE PROPERTY

ONTARIO HERITAGE TRUST
10 ADELAIDE STREET EAST
TORONTO, ONTARIO
M5H 1J3
registrar@heritagetrust.on.ca

RECEIVED
2025/11/17
(YYYY/MM/DD)
Ontario Heritage Trust

TAKE NOTICE that Council for the City of Toronto intends to designate the property, including the lands, buildings and structures thereon known municipally as 164 and 166 Isabella Street under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

Reasons for Designation

Description

The properties at 164 and 166 Isabella Street are located on the north side of Isabella Street between Sherbourne Street and Huntley Street in the North St. James Town neighbourhood. Constructed in 1887 by builder James Hewlett, the properties are a pair of large semi-detached residences that appear as a single grand residence. Designed in a late-nineteenth century vernacular interpretation of the Gothic Revival style the properties feature symmetrically organized gabled bays and steeply pitched complicated roofline.

Statement of Cultural Heritage Value

Design and Physical Value

The properties at 164 and 166 Isabella Street have design and physical value as a representative example of pair of semi-detached residences designed in a late-nineteenth century vernacular interpretation of the Gothic Revival style to appear as a grand single-family residence. The combination of cross gabled bays featuring decorative bargeboards and brackets, pedimented dormers with decorative woodwork, and complicated roofline are hallmarks of the Gothic Revival style. Symmetrically

organized around a shared central bay, the principal elevation of the two properties presents the unified appearance of a single structure.

Contextual Value

The properties at 164 and 166 Isabella Street are important in defining, supporting, and maintaining the predominant late-nineteenth century residential character of the surrounding area bounded by Sherbourne, Selby, Huntley, and Isabella Streets where an eclectic mix of Victorian-era architectural styles continue to define the streetscape today.

The properties at 164 and 166 Isabella Street are physically, functionally, visually, and historically linked to their surroundings. Designed to appear as a grand single-family residence, the properties were constructed during the period when the surrounding area emerged as an upper-class neighbourhood in late 19th century. The properties, along with the adjacent properties at 168 Isabella Street and 556 Sherbourne Street to the east, anchor the northwest corner of Sherbourne and Isabella Streets.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the physical value of the properties at 164 and 166 Isabella Street as a pair of semi-detached residences designed in a late-nineteenth century vernacular interpretation of the Gothic Revival style to appear as a grand single-family residence:

- their scale, form and massing with red brick cladding and complicated rooflines with steep two-storey roof with slate shingles
- the east, west, and south elevations with their three-storey gabled bays with decorative woodwork including carved wooden bargeboards and brackets
- the two-storey oriel window on the west elevation's rectangular bay
- the central chimney above the central gable on the principal elevation
- the symmetrically organized window openings with stone sills and lintels on the principal (south) elevation and stone sills with brick voussoirs on the east and west elevations
- the pedimented dormers with decorative woodwork at the principal (south) elevation
- the raised entrance on the principal (south) elevation at 166 Isabella Street with interior vestibule double wooden doors and glass transom
- the raised entrance facing Isabella Street on the west elevation at 164 Isabella Street
- the stone verandah foundations at 164 Isabella Street

Contextual Value

Attributes that contribute to the value of the properties at 164 and 166 Isabella Street in defining, supporting, and maintaining the predominant late-nineteenth century residential character of the surrounding area and being physically, functionally, visually, and historically linked to their surroundings:

- their scale, form, and massing as a pair of late-nineteenth century semi-detached residences
- their siting and orientation on the north side of Isabella Street and shared setback with 168 Isabella Street and 556 Sherbourne Street
- their legibility as a pair of grand semi-detached residential structures
- the material palette typical of Victorian Era buildings, including red brick with stone and wood detailing
- the complicated roofline with prominent cross gables, dormers, and two-storey oriel window at the west elevation

Notice of Objection to the Notice of Intention to Designate

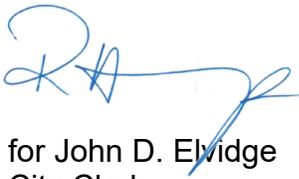
Notice of an objection to the Notice of Intention to Designate the Property may be served on the City Clerk, Attention: Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email: RegistrarCCO@toronto.ca within thirty (30) days of November 17, 2025, which is December 17, 2025. The notice of objection to the Notice of Intention to Designate the Property must set out the reason(s) for the objection and all relevant facts.

Getting Additional Information:

Further information in respect of the Notice of Intention to Designate the Property is available from the City of Toronto at:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH25.15>.

Dated at the City of Toronto on November 17, 2025.



for John D. Elvidge
City Clerk