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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
69-71 SPADINA ROAD  
CITY OF TORONTO, PROVINCE OF ONTARIO**

**NOTICE OF PASSING OF BY-LAW**

To:   
69 Spadina Road  
Toronto, Ontario  
M5R 1W7

Ontario Heritage Foundation  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

*Request BY-LAW*

Take notice that the Council of the City of Toronto has passed By-law No. 679-2001 to designate 69-71 Spadina Road as being of architectural and historical value or interest.

Dated at Toronto this 13th day of August, 2001.

*call for not list on their web site*

*Manly Dift*

*for*

Jeffrey A. Abrams  
Acting City Clerk

*KT*  
KT

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Authority: Toronto East York Community Council Report No. 6, Clause No. 49,  
as adopted by City of Toronto Council on July 24, 25 and 26, 2001  
Enacted by Council: July 26, 2001

RECEIVED  
JUN 28 2005  
CONSERVATION REVIEW  
BOARD

CITY OF TORONTO

BY-LAW No. 679-2001

To designate the property at 69-71 Spadina Road (Arthur Boswell Houses) as being of architectural and historical value or interest.

WHEREAS authority was granted by Council to designate the property at 69-71 Spadina Road (Arthur Boswell Houses) as being of architectural and historical value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historical or architectural value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 69-71 Spadina Road and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection to the proposed designation was served upon the Clerk of the municipality.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 69-71 Spadina Road, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of architectural and historical value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 69-71 Spadina Road and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 26th day of July, A.D. 2001.

CASE NOTES,

JEFFREY A. ABRAMS,  
Acting City Clerk

FAX



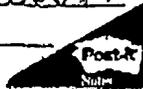
Aita Caldare



#314-7175  
Hannah Caldwell

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DATE: Jun 28 2005



**SCHEDULE "A"**  
**HERITAGE PROPERTY REPORT**

## 1.0 INTRODUCTION

This report is the "Long Statement of Reasons for Designation" for the designation of the properties at 69 and 71 Spadina Road (Arthur Boswell Houses) under Part IV of the *Ontario Heritage Act*. It contains the Heritage Property Profile, as well as sections on the Historical Occupancy, Architectural Description and Significance of the property. The introduction, below, forms the "Short Statement of Reasons for Designation", intended for publication.

The properties at 69 and 71 Spadina Road (Arthur Boswell Houses) are recommended for designation for architectural and historical reasons. The semi-detached houses were constructed in 1894 for Arthur Boswell, Mayor of Toronto in 1883-1884, who resided at 69 Spadina Road until his death in 1925. Toronto architect F. H. Herbert designed the houses.

The Arthur Boswell Houses display elements of the Queen Anne style. Above a rough sandstone base, the red brick walls are trimmed with red sandstone band courses and quoins. A cross-gable roof with extended eaves and modillion blocks, enclosed gables with shingled cladding, brick chimneys and dormers covers the 2½-storey asymmetrical plan.

On the principal (west) façade, the houses are designed as mirror images with round, round-arched and flat-headed window openings, corner turrets with tent roofs, and round-arched entrance porches with half-gable roofs. The house at 71 Spadina Road retains its period wood door and multi-paned glass insert. The side (north and south) and rear (east) elevations have flat-headed openings, with oriel, bay and tripartite windows on the north and south walls.

The Arthur Boswell Houses are well-designed examples of the Queen Anne style as interpreted by a noted Toronto architect. Historically associated with a former Mayor of Toronto, the properties at 69 and 71 Spadina Road are important features of the West Annex neighbourhood.

## 1.1 HERITAGE PROPERTY PROFILE

**ARTHUR BOSWELL HOUSES**

ADDRESS: 69 and 71 Spadina Road (east side of Spadina Road, north of Lowther Avenue)

WARD: 20

NEIGHBOURHOOD/COMMUNITY: West Annex

HISTORICAL NAME: Arthur Boswell Houses

CONSTRUCTION DATE: 1894

ORIGINAL OWNER: Arthur Boswell

ORIGINAL USE: Residential (semi-detached houses)

CURRENT USE: \* Residential (multiple-unit houses) (\* *this does not refer to permitted use(s) defined by the Zoning By-law*)

ARCHITECT/BUILDER/CRAFTSMAN: F. H. Herbert

ARCHITECTURAL STYLE: Queen Anne

DESIGN/CONSTRUCTION: Red brick construction with brick and sandstone trim

ALTERATIONS: No. 69: original door replaced; south entrance arch altered; south gable altered and window added; windows on south wall altered ; fire escapes added to south and east walls; interior divided into apartment units  
No. 71: addition on north wall; balcony added on east wall; rear entrance on east wall altered; window added in east gable; fire escape added to north wall; interior divided into apartment units

HERITAGE CATEGORY: Category B

RECORDER: Kathryn Anderson, Heritage Preservation Services

REPORT DATE: October 2000

City of Toronto By-law No. 679-2001

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## 2.0 HISTORICAL OCCUPANCY AND SIGNIFICANCE:

## 2.1 WEST ANNEX

At the end of the 18th century, the area north of the Town of York was subdivided and awarded to officials associated with the provincial government and with the military. The lands between present-day Queen and Bloor Streets were divided into a series of narrow park lots, while the portions of York Township north of Bloor Street were surveyed into 200-acre farm lots. William Willcocks received Park Lot 15 and the adjacent Farm Lot 24 to the north. Willcocks served as the Mayor of Cork, Ireland, before immigrating to York on the advice of his cousin, Peter Russell, the Receiver General of the Province of Upper Canada. William's son-in-law, Dr. William Warren Baldwin, inherited the Willcocks property in 1813. Dr. Baldwin was a lawyer and the first non-military doctor in York. As a self-taught architect, Dr. Baldwin designed a country house named "Spadina" on Farm Lot 24. By 1820, the Baldwin family inherited Park Lot 14 from the Russell family. The Baldwin lands were left to Dr. Baldwin's eldest son, Robert, in 1844. After the death of Robert Baldwin, his son, William Willcocks Baldwin, began subdividing the estate.

The Baldwin family laid out Spadina Avenue across Park Lot 15 in the 1830s as the principal access to their estate. In 1875, Spadina Avenue was extended north of Bloor Street West as Spadina Road. Developer Simeon Heman Janes acquired the Baldwin lands and completed the current street pattern. Following the annexation of the former Baldwin lands by the City of Toronto in 1887, the area was named "the Annex". The portion centered between Spadina Road and Brunswick Avenue became known as the West Annex.

## 2.2 ARTHUR BOSWELL HOUSES

In June 1894, Arthur Radcliffe Boswell applied for a building permit to construct a pair of semi-detached dwellings on Spadina Road north of Lowther Avenue. The houses were completed that year and Boswell occupied the portion at 69 Spadina Road. In 1895, Diana Caldwell, the widow of Boyd Caldwell, began a long-term residency at 71 Spadina Road.

Born in Cobourg, Ontario, in 1838, Arthur Boswell was educated at Upper Canada College and the Royal Military School in Toronto. A practicing lawyer, in 1877 Boswell entered politics as the alderman for St. George's Ward, a position he held almost continuously until 1882. The next year, Boswell was elected the mayor of Toronto by a five-vote margin. He was acclaimed as mayor in 1884 and chose not to seek re-election afterward. During his tenure as mayor, the City of Toronto absorbed Yorkville in the first of a series of annexations by the larger municipality. After returning to his law practice in 1885, Boswell served as a trustee of the Toronto General Hospital, Chairman of the Toronto Public Library, and Commodore of the Royal Canadian Yacht Club.

Arthur Boswell resided at 69 Spadina Road until his death in 1925. Later that year his widow, Ella Boswell, sold the property to Alfred Caulfield, a physician. The properties at 69 and 71 Spadina Road were added to the City of Toronto Inventory of Heritage Properties in 1974.

### 2.3 HISTORICAL SIGNIFICANCE

The properties at 69 and 71 Spadina Road are historically significant as the residence of Arthur Boswell, a former mayor of Toronto. The Arthur Boswell Houses are associated with the development of the West Annex neighbourhood.

### 3.0 ARCHITECTURAL DESCRIPTION AND SIGNIFICANCE:

#### 3.1 ARCHITECTURAL STYLE

The Arthur Boswell Houses are designed in the Queen Anne style favoured for residential design at the close of the 19th century. Richard Norman Shaw (1831-1912) and his associates in Britain based the style on 16th and 17th century prototypes. Medieval features, particularly asymmetrical plans, corner towers, projecting wings, varied window types and complicated rooflines, were mixed with Classical motifs employing a variety of cladding materials.

#### 3.2 ARCHITECT, BUILDER OR CRAFTSMAN

Toronto architect F. H. Herbert designed the semi-detached houses at 69 and 71 Spadina Avenue. Frederick H. Herbert immigrated to Canada from Bath, England in 1890. While Herbert enjoyed a varied architectural practice, he was best known for the elaborate residences he designed along Jarvis Street and in the Forest Hill and Annex (East and West) neighbourhoods. According to the February 1897 issue of the *Canadian Architect and Builder*, "Herbert has contributed very largely during the past year to the domestic architecture of that largely built-up section situated north of Bloor Street and known as "the annex.""

F. H. Herbert was well-versed in Queen Anne design. Following his completion of the Arthur Boswell Houses, Herbert received commissions for the Charles Fellows House (completed 1898) at 81 Walmer Road and the Mary Davies House (1898) at 20 Elm Avenue. His plans for the John A. McKee House at 53 Walmer Road bear a resemblance to the semi-detached houses at 69-71 Spadina Road with the inclusion of a tent-roofed corner tower. All of the above-noted properties are included on the City of Toronto Inventory of Heritage Properties.

#### 3.3 ARCHITECTURAL CHARACTER: DESIGN AND CONSTRUCTION

The Arthur Boswell Houses rise from a rough sandstone base where red brick walls are trimmed with sandstone band courses and keystones. The asymmetrical plan rises 2½ stories beneath a cross-gable roof with extended eaves, modillion blocks and three chimneys. On all four elevations, the gable ends of the roof are enclosed and filled with shingled cladding (the shingles have been removed from the south gable on 69 Spadina Road). The west, north and south gables display round windows, with the original glass surviving in the south opening. The west gable contains an extended dormer window where a tent-roofed opening is flanked by flat-headed windows. The north and south slopes of this gable have shed-roofed dormers.

On the principal (west) façade, the houses are designed as mirror images. A brick pier with stone corbels divides the wall into two parts. The pier is flanked by single flat-headed window openings with sandstone lintels in the first storey and by round-arched window openings with keystones in

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the second floor. The pattern and detailing of the window openings is repeated in the corner turrets with tent roofs that extend above the main roofline. The turrets incorporate carved sandstone mascarons and stylized vine motifs. The entrances to the houses are found at the south (No. 69) and north (No. 71) ends of the west façade. Enclosed brick porches feature half-gable roofs and round-arched openings with stone keystones. The house at 71 Spadina Road retains its panelled wood door with a multi-paned glass insert. Round window openings surmount the porches.

Windows on the side (north and south) and rear (east) walls are placed according to the interior plans of the houses. Flat-headed window openings display stone lintels and sills. Each side elevation has a tripartite stairhall window (with stained glass in No. 71), a two-storey bay window and an oriel window.

### 3.4 ARCHITECTURAL SIGNIFICANCE

The Arthur Boswell Houses are good examples of the Queen Anne style with original and intricately detailed design elements. The architect, F. H. Herbert, known for his high-quality residential commissions, made a significant contribution to Toronto architecture. The houses retain most of the original integrity of materials and design elements.

### 4.0 CONTEXT

#### 4.1 CONTEXT AND SETTING

The Arthur Boswell Houses are located on the east side of Spadina Road, north of Lowther Avenue. The houses share their two-storey height and setback from the street with the neighbouring properties. In this block, the semi-detached houses (dated 1894) at 81 and 83 Spadina Road, and the detached house (1899) at 85 Spadina Road are included on the City of Toronto Inventory of Heritage Properties.

#### 4.2 CONTEXTUAL SIGNIFICANCE

The properties at 69 and 71 Spadina Road are contextually important. The Arthur Boswell Houses contribute through their built form to the continuity of Spadina Road as a residential streetscape. With their placement in the block and their conspicuous architectural elements, the Arthur Boswell Houses are highly visible buildings in the West Annex neighbourhood.

### 5.0 SUMMARY

The Arthur Boswell Houses are excellent examples of the Queen Anne style designed by an important Toronto architect. The properties at 69 and 71 Spadina Road contribute to the late 19th century residential character of the West Annex neighbourhood.

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## 6.0 SOURCES

Assessment Rolls, City of Toronto, Ward 4, Division 3, 1894-1896.

Building Permit No. 1680 (June 19, 1894).

City of Toronto Directories, 1894-1896 & 1925-1926.

Dendy, W. & W. Kilbourn. Toronto Observed: Its Architecture, Patrons, and History. Toronto: Oxford University Press, 1986.

Goad's Fire Insurance Atlases, City of Toronto, 1884 and 1890.

Lundell, Liz. The Estates of Old Toronto. Erin, Ont.: Boston Mills Press, 1997.

Martyn, Lucy Booth. Aristocratic Toronto. Toronto: Personal Library, 1980.

Martyn, Lucy Booth. Toronto: 100 Years of Grandeur. Toronto: Pagurian Press, 1978, 1984.

McHugh, Patricia. Toronto Architecture: A City Guide. 2nd ed. Toronto: McClelland and Stewart, 1989.

Morgan, H.J., ed. Canadian Men and Women of the Time. Toronto: William Briggs, 1898.

Parker, C.W., ed. Who's Who and Why. Vol. 5. Toronto: International Press, 1914.

Russell, V.L. Mayors of Toronto. Volume 1:1834-1899. Erin, Ont.: Boston Mills Press, 1982.

Thompson, Austin Seton. Spadina. Toronto: Pagurian Press, 1975.

City of Toronto By-law No. 679-2001

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Subject: By-law: Designation of premises 69 and 71 Spadina Road (Arthur Boswell Houses) under Part IV of the Ontario Heritage Act (Ward 20 -Trinity-Spadina)

File: S11-H13

**SCHEDULE "B"**

In the City of Toronto and Province of Ontario, being composed of:

FIRSTLY: Premises 69 Spadina Road

PIN 21215-0007 (LT).

Parcel 63-2, Section M2.

Being parts of Lots 63 and 64 on the east side of Spadina Road on Plan M-2 registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).

SECONDLY: Premises 71 Spadina Road

PIN 21215-0008 (LT).

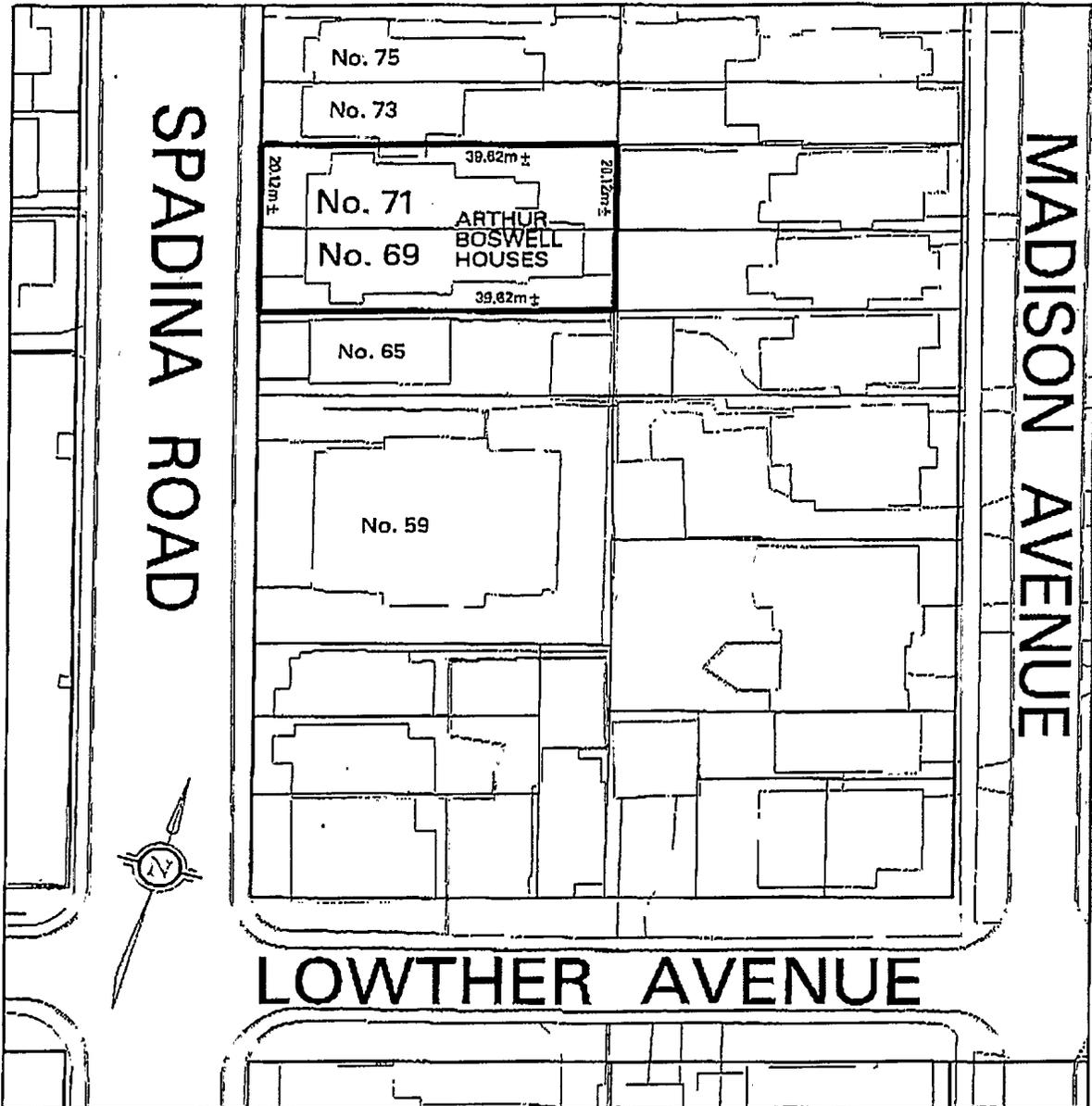
Parcel 64-1, Section M2.

Being part of Lot 64 on the east side of Spadina Road on Plan M-2 registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).

The hereinbefore FIRSTLY and SECONDLY described lands being delineated by heavy outline on Sketch No. PS-2001-047 dated July 12, 2001, as set out in Schedule "C".

City of Toronto By-law No. 679-2001

SCHEDULE "C"



**Toronto**

WORKS & EMERGENCY SERVICES  
TECHNICAL SERVICES DIVISION  
SURVEY & MAPPING

NOTE:  
THIS SKETCH IS NOT  
A PLAN OF SURVEY  
AND HAS BEEN COMPILED  
FROM SURVEY NOTES AND  
OFFICE RECORDS. IT SHALL  
NOT BE USED EXCEPT FOR  
THE PURPOSE INDICATED  
IN THE TITLE BLOCK.

PROPERTY INFORMATION SHEET

Nos. 69 AND 71 SPADINA ROAD  
(ARTHUR BOSWELL HOUSES),  
LAND DESIGNATED AS BEING OF  
ARCHITECTURAL AND HISTORICAL  
VALUE AND INTEREST

(NOT TO SCALE)

WARD 20 TRINITY-SPADINA  
DATE: JULY 12, 2001

SKETCH No. PS-2001-047