

**Part 2**  
**Alexander MacLeod’s developments on**  
**Benlamond Avenue, Lots 16 and 17, Plan 422, and vicinity**

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## Part 2

# Alexander MacLeod’s developments on Benlamond Avenue, Lots 16 and 17, Plan 422, and vicinity

### 2.1 Property transactions and building permits

In 1907-09, Alexander MacLeod, a local builder, acquired two adjacent properties, Lot 16 and Lot 17, Plan 422. They were located on the south side of Benlamond Avenue, where it now terminates at Norwood Road and Glen Oak Drive. The large lots were prominently situated at the top of a slope to offer spectacular lake and city views and to overlook a scenic ravine known as “Ben Lamond Park,” so named for Benjamin Morton and James Lamond Smith, who registered the “Benlamond” subdivision in 1876.<sup>1</sup>

#### Major property transactions for Lot 16 and Lot 17, Plan 414/422<sup>2</sup>

| Lot no. | Reg. No. | Date         | Transaction | Grantor                                                                                                                                                                 | Grantee                    | Amount          | Parcel & Remarks                                   |
|---------|----------|--------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----------------|----------------------------------------------------|
| 17      | 6801     | 2 June 1876  | Grant       | B. Morton & wife Mary Swanwick Morton.<br>James Lamond Smith & wife Isabelle L. Smith                                                                                   | William S. Darling         | \$200           | All, Lot 17, Plan 414                              |
| 16      | 8608     | 25 Oct. 1877 | Grant       | B. Morton & his wife Mary Swanwick Morton.                                                                                                                              | Margaret Monteith          | \$700           | All. Lot 16, Plan 422                              |
| 17      | 11314    | 20 Feb 1880  | Grant       | Rev. Wm. S. Darling & his wife Jane                                                                                                                                     | Margaret Monteith          | \$3,000         |                                                    |
| 16      | Town 455 | 14 May 1904  | Grant       | Margaret Monteith                                                                                                                                                       | William Davies             | \$10,000        | All in al as shewn is sketch attached              |
| 17      | Town 455 | 14 May 1904  | Grant       | Margaret Monteith                                                                                                                                                       | William Davies             | \$10,000        | All of Lot 17 in al as shewn is sketch attached    |
| 17      | 1619     | 10 Aug 1907  | Grant       | William Davies & Rosa his wife                                                                                                                                          | Daniel Fitzgerald          | \$12,000        | All of Lot 17 in al                                |
| 17      | 1961     | 10 Aug 1907  | Grant       | Daniel Fitzgerald & Mary J his wife                                                                                                                                     | Alexander MacLeod          | \$10,000        | All of Lot 17 in al                                |
| 17      | 31653P   | 26 June 1909 | Grant       | Alexander MacLeod & Catherine his wife                                                                                                                                  | Donald Cameron             | \$3,400         | Pts of Lot 17 and Block A – plan attached to Grant |
| 17      | 240595   | 29 May 1911  | Grant       | Daniel Fitzgerald                                                                                                                                                       | Alexander MacLeod          | Premised & \$1. | Lot 17 in al corrects error in Grant to Sd.        |
| 17      | 38123 Ex | 31 Aug 1950  | Grant       | Euphemia E. Blakeman, Executrix of Catherine M. MacLeod dec’d and as surviving executrix of Alexander MacLeod, dec’d and said Euphemia E. Blakeman 3 <sup>rd</sup> part | Trans Canada Holdings Ltd. | \$1. Etc.       | For description see Block A page 128               |

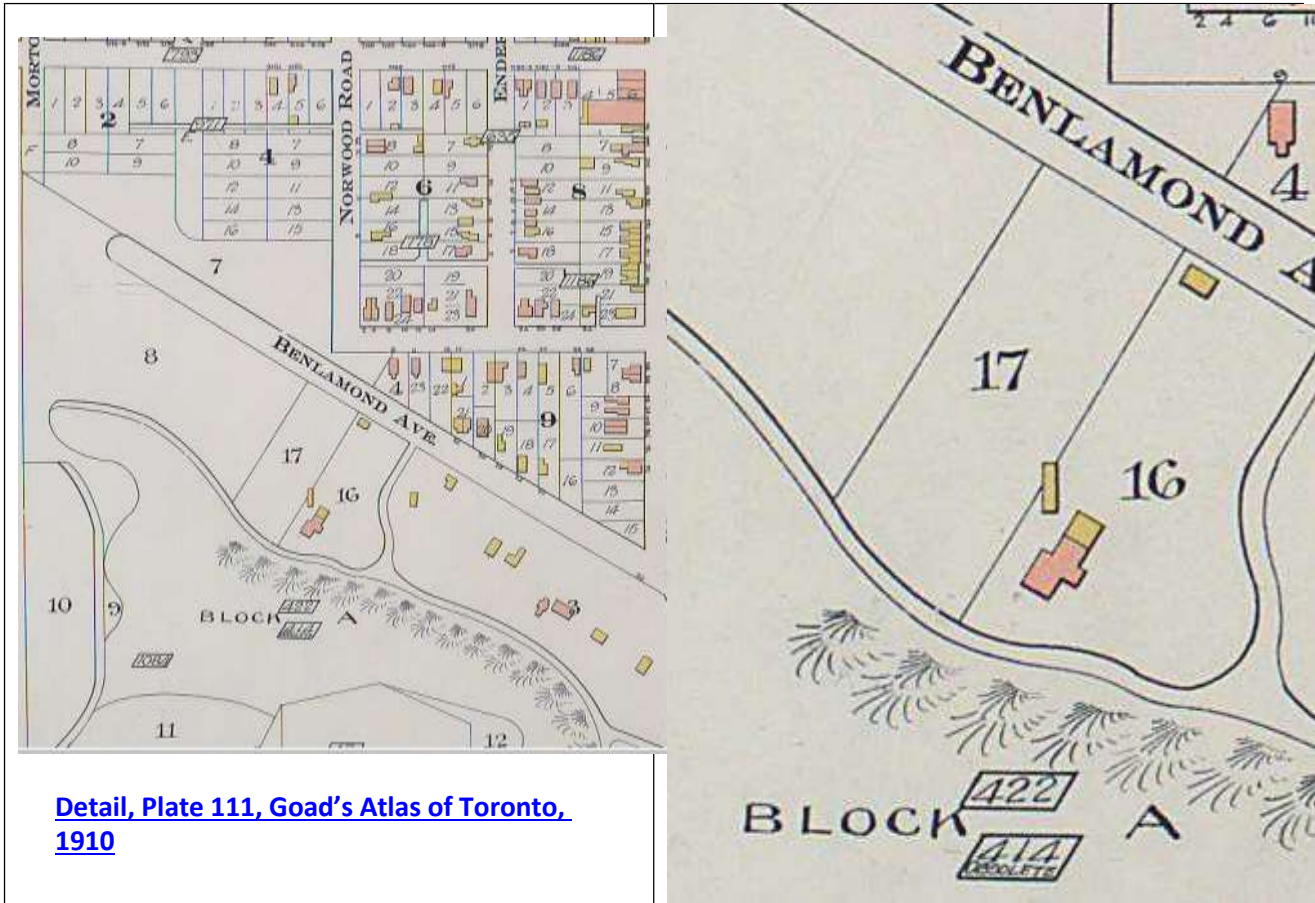
In the decade after acquiring his properties on Benlamond Avenue, Alexander MacLeod developed his holdings there. He converted an existing dwelling into two residences (57 Benlamond and 6 Benlamond Drive), and constructed, renovated or expanded four additional structures: a detached residence (47 Benlamond Avenue), an apartment house (49 Benlamond Avenue) and two duplexed dwellings, one detached and the other-semi-detached (45 Benlamond Avenue). He also was issued a building permit for an address in the immediate vicinity of these two lots (9 Kimberley Avenue, 1918); was mentioned as the builder on another (66 Benlamond Avenue, 1911) and awarded the general contract to erect a third, for which no building permit has been located (43 Benlamond, 1917).

**Building permits issued to Alexander MacLeod for Benlamond Avenue & vicinity  
Lot 16 and Lot 17, Plan 422, 1909-1918<sup>3</sup>**

| Date                           | Number | Description permit                                       | Location on permit                     | Value   | Address/no. on FIP 904, 1916           | Current address     |
|--------------------------------|--------|----------------------------------------------------------|----------------------------------------|---------|----------------------------------------|---------------------|
| 1909<br>June 17                | 15922  | 2 storey frame storage shed                              | Benlamond                              | \$300   | 45 Benlamond Avenue, Unit 240          | Demolished          |
| 1909<br>July 16                | 16423  | 2 ½ storey stone and brick dwelling                      | Near Main Street on Benlamond Avenue   | \$6,500 | 45 Benlamond Avenue                    | 47 Benlamond Avenue |
| 1909<br>July 16                | 18573  | Verandah and pantry                                      | 57 Benlamond                           | \$100   | 57 Benlamond Avenue                    | 57 Benlamond Avenue |
| 1911<br>July 25                | 29251  | 2 storey and attic brick dwelling                        | South side Benlamond near Norwood Road | \$8,000 | 47 Benlamond Avenue                    | 49 Benlamond Avenue |
| 1911 <sup>4</sup>              |        | Apartment house                                          | Benlamond                              | N/A     | 47 Benlamond Avenue                    | 49 Benlamond Avenue |
| 1914<br>April 24               | 10795  | 2 storey and attic brick dwelling                        | Benlamond Avenue near Norwood Road     | \$3,500 | 45 Benlamond Avenue, Unit 243          | 45 Benlamond Avenue |
| 1914<br>April 24               | 10796  | 1 pair 2 storey and attic semi-detached brick dwellings  | Benlamond near Norwood Road            | \$6,500 | 45 Benlamond Avenue, Units 241 and 242 | 45 Benlamond Avenue |
| 1916<br>Feb 11 <sup>5</sup>    |        | Alter dwelling into two-family, and addition             |                                        | \$4,400 | 45 Benlamond Avenue                    | 47 Benlamond Avenue |
| 1918<br>Aug 3 <sup>6</sup>     |        | Alterations and additions                                |                                        | \$2,000 | 9 Swanwick Avenue                      | 9 Swanwick Avenue   |
| 1918<br>Aug 15/16 <sup>7</sup> |        | 3-storey brick and concrete addition to apartment houses |                                        | \$4.500 | 47 Benlamond avenue                    | 49 Benlamond Avenue |

## 2.2 Fire Insurance Plans showing the development of Lots 16 and 17, Plan 422, Benlamond Avenue and vicinity, 1910-1924

1910



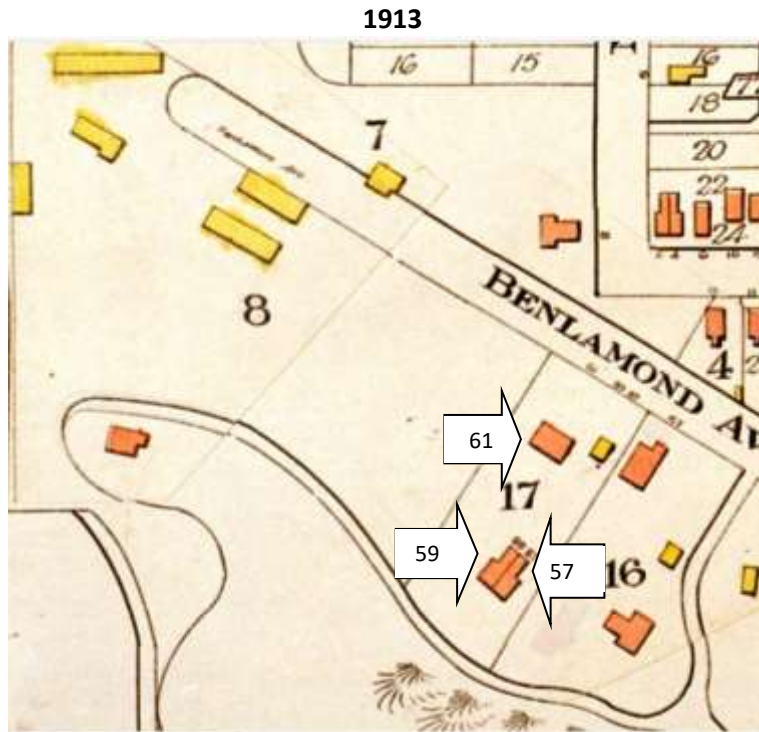
[Detail, Plate 111, Goad's Atlas of Toronto, 1910](#)

In 1910, Alexander MacLeod's properties on Lots 16 and 17, south side of Benlamond Avenue, contained two small wood structures and one large brick-and-frame building known as the William Stewart Darling House. Built in 1873-6 at the top of the ravine, this map mistakenly placed it on Lot 16 instead of Lot 17.



Before moving to Benlamond Avenue, MacLeod lived at 9 Swanwick Avenue (left), the brick structure shown on Lot 4. His property extended from the south side of Swanwick Avenue to the north side of Benlamond Avenue, directly opposite his new holdings on the south side of Benlamond Avenue.

The lane on the east side of Lot 16 was laid out in 1876 as a private road leading from Benlamond Avenue to a footpath along the edge of the ravine. No buildings are shown on the northern extension of Benlamond Avenue between Lots 7 and 8.



[Detail, Plate 111, Goad's Atlas of Toronto, 1913](#)

The 1913 map showed that the William Stewart Darling House had been divided into two dwellings - the brick building labelled 57 and 59 here and shown in its correct location on Lot 17. These addresses are now 57 Benlamond Avenue and 6 Benlamond Drive. Alexander MacLeod owned and resided at no. 57 Benlamond Avenue, the east part of the divided house, and Emma Jane Davis owned and rented no. 59 Benlamond Avenue, the west part. The frame section of the old house and the two frame structures that were shown on the 1910 map have disappeared, probably demolished.



**William Stewart Darling House, April 2020**

Photos by Barbara Myrvold.

The map also shows that several new buildings have been added to the two lots since 1910. The brick building on Lot 17, No. 61 on this map, is now 1 Benlamond Drive (a residence). Robert Shaw was granted Toronto building permit 16639 on 29 June 1909 for a 2 ½-storey brick dwelling on Benlamond Avenue costing \$6,000 and designed by Toronto architect [William G. Burns](#).<sup>8</sup> The small frame building to its right was the garage for the house. On 10 October 1911, Shaw received Toronto building permit 30869 for a one-storey roughcast garage costing \$280 on Benlamond Avenue. He and/or his family lived at 61 Benlamond Avenue from 1911 until 1916, but the house and the property were owned by Mr. Shaw's employer, Emma J. Davis, who acquired most of Lot 17 and the adjacent Benjamin Morton Estate on Lots 7 and 8 in 1909. Shaw was Mrs. Davis's garage keeper.



**1 Benlamond Drive (formerly 61 Benlamond Avenue), April 2020**

Photos by Barbara Myrvold

Mrs. Davis's address was 66 Benlamond Avenue in the 1910 Toronto city directory, recorded as being the last house on the street's north side. On 9 August 1911, "Mrs. A. L. Davis" received Toronto building permit 29550 for a two-storey brick dwelling at 66 Benlamond Avenue costing \$4,500, [Sproatt & Rolph](#), architects; Alex. MacLeod, builder. Mrs. Davis received another building permit (no. 30942) on 16 October 1911 for a one-storey roughcast dwelling costing \$2,000, also at 66 Benlamond Avenue and designed by Sproatt & Rolph, architects. The 1913 map shows a brick building with the number "66" on Lot 7 facing Norwood Road. It also shows another brick building at the top of the ravine in Lot 8 (possibly Benjamin Morton's old house, *Norwoodlee*), as well as six frame buildings. Mrs. Davis's address later was changed to 2 Norwood Road. A two-storey house at 4 Norwood Road (appearing to be covered in smooth plaster not roughcast) was listed on the Toronto Heritage Register on 23 February 1989, which noted it was "Gatehouse for Mrs. A. L. Davis; 1911, attributed to Sproatt & Rolph; fence also included."<sup>9</sup>



**["Gatehouse for Mrs. A.L. Davis" 4 Norwood Road](#)**

Bob Krawczyk/ToBuilt

Alexander MacLeod had added the two new brick buildings and the frame structure shown on Lot 16 on the map, having received permits for them 1909 and 1911. No 47 on this map is now 49 Benlamond Avenue (an apartment house) and the unnumbered building near the ravine is now no. 47 Benlamond Avenue (a residence divided into flats). The small wooden building was probably the two-storey frame storage shed that MacLeod was permitted to build in 1909.

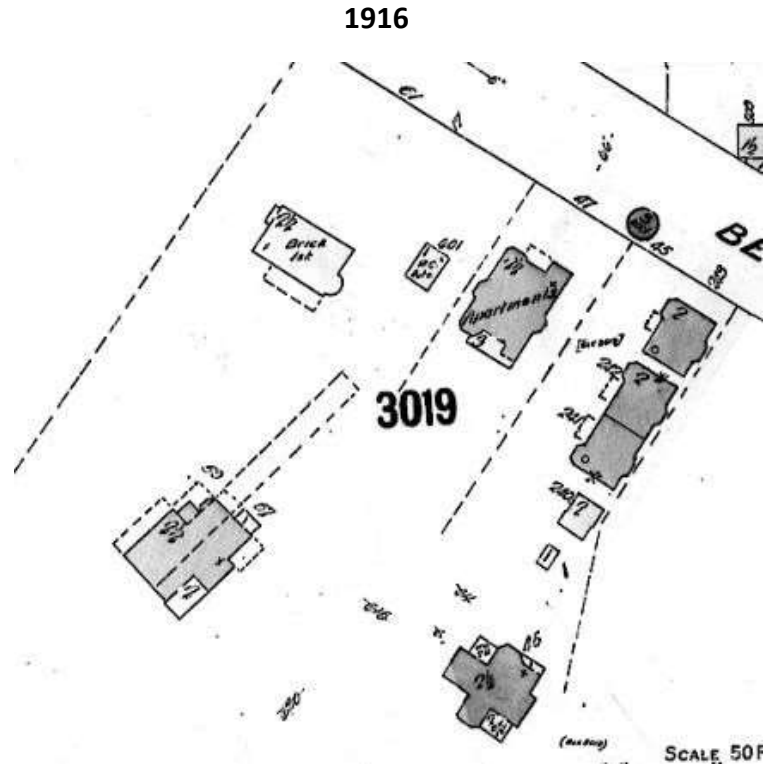


**49 Benlamond Avenue  
(formerly 47 Benlamond Avenue)**



**47 Benlamond Avenue  
(formerly 45 Benlamond Avenue)**

Photos by Barbara Myrvold, April 2020



Detail, [Goad's atlas of Toronto, vol. IX, Plate 904 Late East Toronto Revised to March 1916](#)

By March 1916, Macleod had added the two dwellings that he had been permitted to build in August 1914. Both are numbered 45 Benlamond Avenue on this map (the same number as the older 2 ½-storey building at rear of the property), but each of the new two-storey buildings had its own unit numbers. The detached building fronting Benlamond Avenue is labeled “243” and the semi-detached building behind it is labeled “242” and “241”. These two buildings still use 45 Benlamond Avenue as their addresses but the unit numbers have changed to 51 A, B, and C. The two-storey frame structure labeled “240” was probably the shed that MacLeod was permitted to build in 1909. It no longer stands.



**45 Benlamond Avenue, April 2020**  
 Photo by Barbara Myrvold



The other 45 Benlamond Avenue on the 1916 map (page 8) is now no. 47 Benlamond Avenue and the apartment building labelled no. 47 on the map is now no. 49 Benlamond Avenue.

The dotted lines on the map indicate laneways or driveways. The most easterly one on the right is the old private road that connected Benlamond Avenue with a footpath along the top of the ravine.

The one between the new buildings at no. 45 and the older apartment at no. 47 still exists but it has been extended south to provide access to the properties at the rear of the lots including those marked 45 (now no. 47 Benlamond Avenue) and no. 57 (the east half of the double house) on this map.

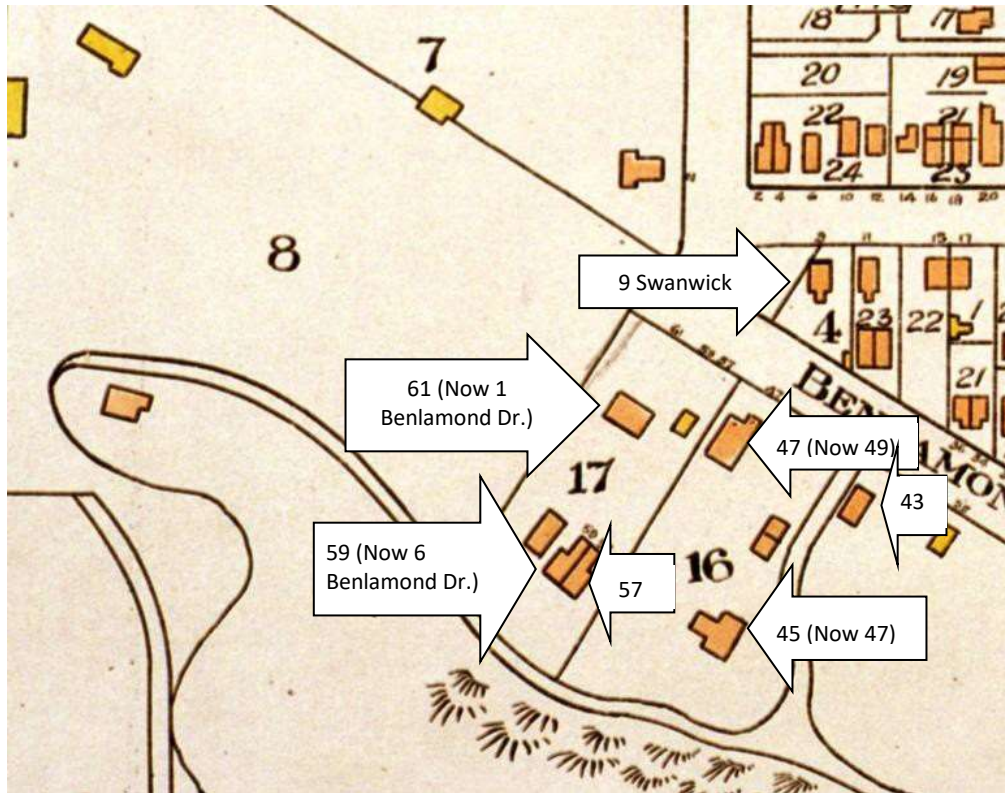


**Road between 45 Benlamond Avenue (right) and 49 Benlamond Avenue,  
looking north from 47 Benlamond Avenue, April 2020**

Photo by Barbara Myrvold.

The dotted line on the left side of the map is now more or less Glen Oak Drive and Benlamond Drive, which extends from it. No. 61, the 2½ storey building with a brick first floor, is now no. 1 Benlamond Drive, and the one-storey rough cast building marked “auto” was its garage. It was eventually demolished and three residences were built on the property, now 61 and 63 Benlamond Avenue and 49 Glen Oak Drive. No. 59, shown on the west half of the double house, is now no. 6 Benlamond Drive. Toronto city directories first listed Benlamond Drive in 1933 and Glen Oak in 1939.

1924



Detail, [Plate 111, Goad's Atlas of Toronto, 1924.](#)

This map documents some of the changes to this area since 1916. There are a few new buildings.

The unnumbered brick structure on the south side of Benlamond east of Lot 16 was probably the residence of John A. Brady, 43 Benlamond Avenue, for which Alexander McLeod was awarded the general contract in 1917 to erect for \$5,500<sup>10</sup>. It is shown at front of the property, however, not at the rear where no. 43 now is located.

MacLeod received building permits in August 1918 to make additions to two of his buildings: his old house at 9 Swanwick Avenue for \$2,000 and his apartment building at today's 49 Benlamond Avenue (shown here as no. 47) for \$4,500. It probably was at this time that MacLeod added the distinctive arched entrances to the walkways at both places.

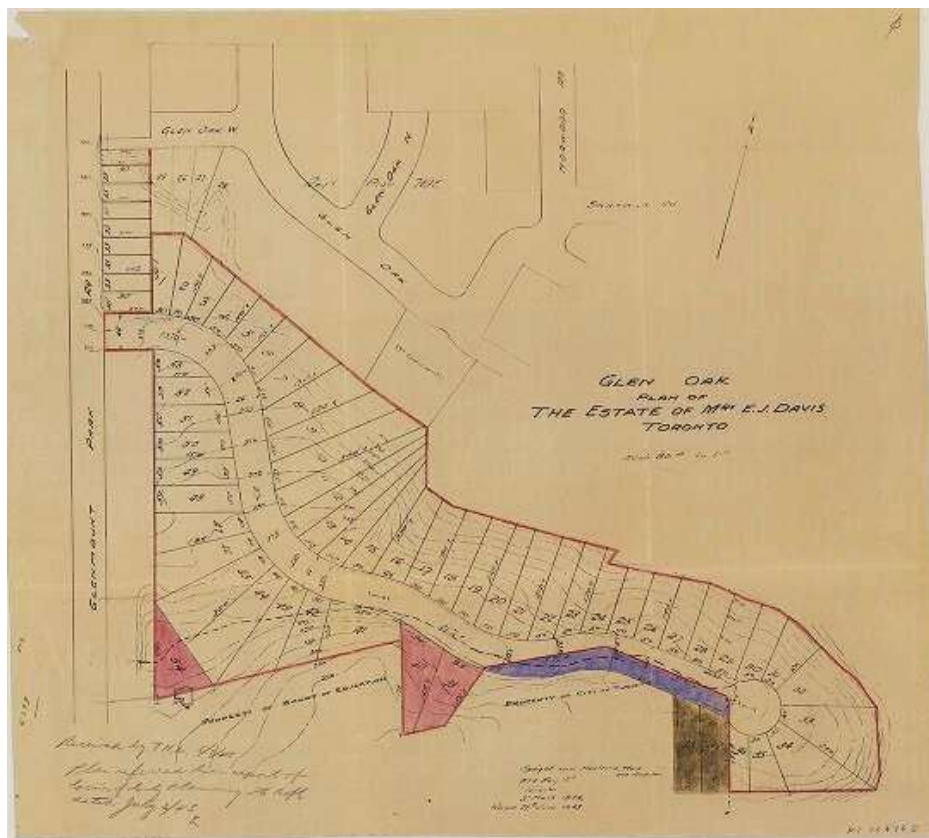
The brick building on Lot 17 northwest of the old Darling house at 57 and 59 Benlamond is now no. 1 Benlamond Drive.

The map shows that Norwood Road was now connected to Benlamond Avenue. The City passed two bylaws in 1914 to extend Norwood Road south to Benlamond Avenue.<sup>11</sup> In addition, Benlamond Avenue no longer extended into the interior of the Davis Estate as it had on previous maps.

The map shows no evidence, however, of “several lots on a private street, looping around the edge of the ravine from the junction of Norwood and Benlamond avenues” that the *Toronto Globe* reported in February 1923 recently had been “made available for building”.

They [the lots] are high above the ravine, the south side of which formed by Kingston road, is a continuation of the slope from the highest part of the land, and the effect is to give an unusually wide view of the surrounding countryside. The opening of this street has come as a direct result of expropriation proceedings undertaken several years ago for the purposes of connecting Benlamond and Norwood avenues. Formerly these streets each terminated in the Davis estate. Practically the whole fringe of the large acreage has been taken over and built on although it is not probable that the interior will be affected by building progress for some time.<sup>12</sup>

Further investigation is needed to determine the location of this street, but it resembles the location of the present Glen Oak Drive.<sup>13</sup> However, that street was not created until about 1938, the year that Emma Jane Davis sold the remainder of her estate to developers who subdivided it into building lots and laid out new streets.<sup>14</sup> Glen Oak Drive first appeared in the 1939 Toronto city directory, “west from 2 Benlamond drive, not built on”. Architectural plans for several dwellings on Glen Oak, 1940-1948, are in the City of Toronto Archives.<sup>15</sup> It also holds a 1944 plan, which laid out the section of the “Glen Oak” subdivision at the bottom of the ravine showing today’s Glen Davis Crescent extending east from Glenmount Road.<sup>16</sup>



**Glen Oak plan of the Estate of Mrs. E. J. Davis, Toronto, 31 March 1944**

Speight, Van Nostrand, Ward, and Anderson

[City of Toronto Archives, Fonds 200, Series 2277, Item 50](#)

**2.3 Buildings Constructed or Renovated by Alexander MacLeod, 1909-1918.  
(Presented in chronological order)**

**2.3.1. Benlamond Avenue, Lots 16 and 17, Plan 422**

57 Benlamond Avenue and 6 Benlamond Drive (originally 57 and 59 Benlamond Avenue)



[57 Benlamond Avenue, 2010?](#)

Bob Krawczyk/ToBuilt



[6 Benlamond Drive, 2019](#)

The heritage-designated dwellings at 57 Benlamond Avenue and 6 Benlamond were built as a single dwelling between 1873 and 1876, probably as a speculative venture by William Stewart Darling (1818-1886), a Church of England clergyman then the rector of Toronto's Church of the Holy Trinity. Located on Lot 17, Plan 422, the large 2 ½ storey house was constructed of buff brick with wood trim and featured Italianate and Second Empire styles; it likely was designed by Darling's son, illustrious architect [Frank Darling](#).

The house was first occupied by William Monteith (1831-1883), a Toronto grain merchant, who probably used it for a summer residence. His wife, Margaret Monteith (1832-1906), purchased Lot 17 on 20 February 1880, paying \$3,000 to William and Jane Darling. Mrs. Monteith had bought the adjacent Lot 16 in 1877 from Benjamin Morton and his wife, Mary Swanwick Morton, for \$700. After her husband's sudden death in 1883, Mrs. Monteith continued to live in the house, year round it appears.

On 14 May 1904, [William Davies](#), a noted late 19<sup>th</sup>-century merchant<sup>17</sup> and founder of Canada Packers, acquired both properties, paying \$10,000 to Margaret Monteith. The *Toronto World* reported the transaction on 5 May 1904, although its sale price was different from the amount recorded at the Ontario Land Registry. "The Monteith property, consisting of some ten acres on Ben Lamond-avenue, partly on the high land and partly in the ravine, has been sold to Wm Davies of the Davies Co. for \$6,000. This is one of the finest locations in town, and Mr. Davies will make many improvements to the house and grounds."<sup>18</sup> Using it as a summer house, he made alterations to the house in 1905, following the designs of the Toronto architectural firm of [Burke and Horwood](#).

Davies probably also added the cottage at 35 Benlamond Avenue. The Gardener's Cottage at 35 Benlamond Avenue built in 1904 for the estate at 57 Benlamond Avenue was included on the Toronto Heritage Register, adopted by City Council on 23 February 1989.



[Gardener's Cottage for William Darling House, 35 Benlamond Avenue](#)

Bob Krawczyk/ToBuilt

Davies and wife Rosa sold Lot 17 on 10 August 1907 to Daniel Fitzgerald, a local property owner, for \$12,000. On the same day, Fitzgerald flipped it to Alexander MacLeod for \$10,000.<sup>19</sup> Fitzgerald also acquired the gardener's cottage at 35 Benlamond and received Toronto Building Permit 17465 on 30 September 1909 to make an alteration to the stable there, costing \$125. Toronto assessment rolls listed Alexander MacLeod as the owner of 35 Benlamond in 1913, leasing it to William McKillop, a traveller.

It appears that once MacLeod acquired the Lot 17 property, the old Darling house was divided into two dwellings, probably by MacLeod. He retained 57 Benlamond Avenue on the east side for himself. Toronto assessment rolls for 1909 recorded that 57 Benlamond at the rear of the lot owned by Alexander MacLeod, had a frontage was 133<sup>6</sup> x 178 feet, contained a vacant house valued at \$2,000 and property valued at \$1,068. MacLeod did some renovations to the house: on 16 July 1909, he was given a building permit for a verandah and a pantry at 57 Benlamond, costing \$100.

MacLeod and his family were living at no. 57 Benlamond Avenue in 1910. That year's assessment rolls continued to value the house at \$2,000 but the property was now worth \$3,068. Evidently they were living there by May 1910 when the *Toronto Globe* reported, "The regular meeting of the East Toronto Study Club was held Tuesday at the home of Mrs. McLeod in Benlamond avenue."<sup>20</sup> Alexander MacLeod first was listed at 57 Benlamond Avenue in the 1911 Toronto city directory. He lived there until his death in 1934; wife Catherine remained there until she died in 1950.

Meanwhile, on 26 June 1909, Alexander MacLeod and his wife sold part of Lot 17 (and the adjacent ravine lands in Block A) to Donald Cameron for \$3,400.<sup>21</sup> The sale included the west half of the divided house, which in 1910 was numbered 59 Benlamond Avenue in both the Goad's Atlas (Plate 111) and the assessment rolls. The latter recorded the 133<sup>6</sup>- x 181-foot property on the rear land of Lot 17 was owned by Donald Cameron and rented to George Little. The house was valued at \$2,000 and the property at \$3,068.

Cameron and MacLeod sold most of Lot 17 (but apparently not the double house) to [George A. Cox](#), a capitalist and a Canadian senator. The *Toronto World* reported on 29 June 1909: "Hon. Senator Cox has bought from J. C. [sic] Cameron and Alex McLeod [sic] about 300 feet on the south side of Benlamond-avenue in East Toronto, but the price had not been made public. Tho' facing on Benlamond-avenue the property extends down into and overlooks the ravine to the south thereby giving a dual frontage."<sup>22</sup> At the same time, Cox purchased property in the old Benjamin Morton Estate to the west. "It is said to be



the intention of the purchaser to at once clear the lands of the buildings already thereon, and create a beautiful residence for his daughter," the *Toronto World* reported. Evidently Cox's elder daughter, 48-year-old Emma Jane Cox Davis (1863-1943), and her husband, Alfred Lawrence Davis, were planning to acquire property in East Toronto before his sudden death of 14 June 1909 at age 53. They would have been familiar with the area. Since the early 1900s, Emma's younger sister, Mary Louise Cox (1868-1947), had lived with her husband, [Alfred Ernest Ames](#), on another old Darling property, *Glen Stewart*, south of Kingston Road.

**Emma Jane Cox Davis, about 1904.**  
Peterborough Museum and Archives.



**[Glen Stewart, William Stewart Darling House, 45 Glen Stewart Crescent.](#)**

Bob Krawczyk/ToBuilt

Emma Davis was first listed at 66 Benlamond Avenue in the 1910 Toronto city directory, which recorded it was the last house on the street's north side. She owned the house at 59 Benlamond Avenue by 1910 when Robert Shaw was listed at this address in that year's Toronto city directory. He worked for Mrs. Davis, and had been issued a building permit in 1909 for the dwelling that was built at 61 Benlamond Avenue (now 1 Benlamond Drive). That was his address in the 1911 Canadian census.

The 1911 census also recorded that four people now resided 59 Benlamond Avenue. They were Harry Green, a 31-year-old labourer who did odd jobs, his wife and daughter, along with an unrelated woman named Mary Roberts, who was a housekeeper. The 1911 and the 1912 Toronto city directories listed William James, a gardener, at 59 Benlamond. These people probably all worked for Mrs. Davis on her estate.

Emma Davis was the owner of 59 Benlamond Avenue in the 1913 assessment rolls when the house was valued at \$2,000 and the tenant was Herbert Welton, a barrister. He had an office at 24 Adelaide Street East, and was listed at 59 Benlamond in the 1913 and 1914 city directories. Beginning in 1915, James LaTrobe, an advertising manager at the *Toronto Star*, was at this address, remaining there for many years.

Benlamond Drive first appeared in the 1933 Toronto city directory ("south from Benlamond av"), although it was mentioned in the *Toronto Globe* as early as 1929,<sup>23</sup> as well as in a June 1931 article about "the garden of Dr. Perry Goldsmith".<sup>24</sup> He was Emma Davis's son-in-law, and resided with his wife, Alice Davis, at 2 Benlamond Drive in the large stone house that was designed for him in 1929 by Toronto architect [Douglas Edwin Kertland](#). Its address is now 39 Glen Oak Drive.<sup>25</sup> That street was created around 1938, the year that Mrs. Davis sold the remainder of her estate to developers who subdivided it into building lots and laid out new streets, naming one of them Glen Davis.<sup>26</sup>

The 1933 directory also listed Claude G. A. Gunton, a dentist, as the owner of 6 Benlamond Drive (formerly 59 Benlamond Avenue) and Emma Davis at 1 Benlamond Drive (formerly 61 Benlamond Avenue).

The property at 57 Benlamond Avenue and 6 Benlamond Drive was designated for its architectural and historical value or interest by Toronto City Council on 5 October 1989, [By-law Number 989-0633](#), which called it "one of the earliest surviving houses in East Toronto".

Heritage Toronto commemorated the William Stewart Darling House with a plaque installed at 6 Benlamond Drive in 2006.



[William Stewart Darling House plaque](#)

Photo by Alan L Brown - Posted September, 2006

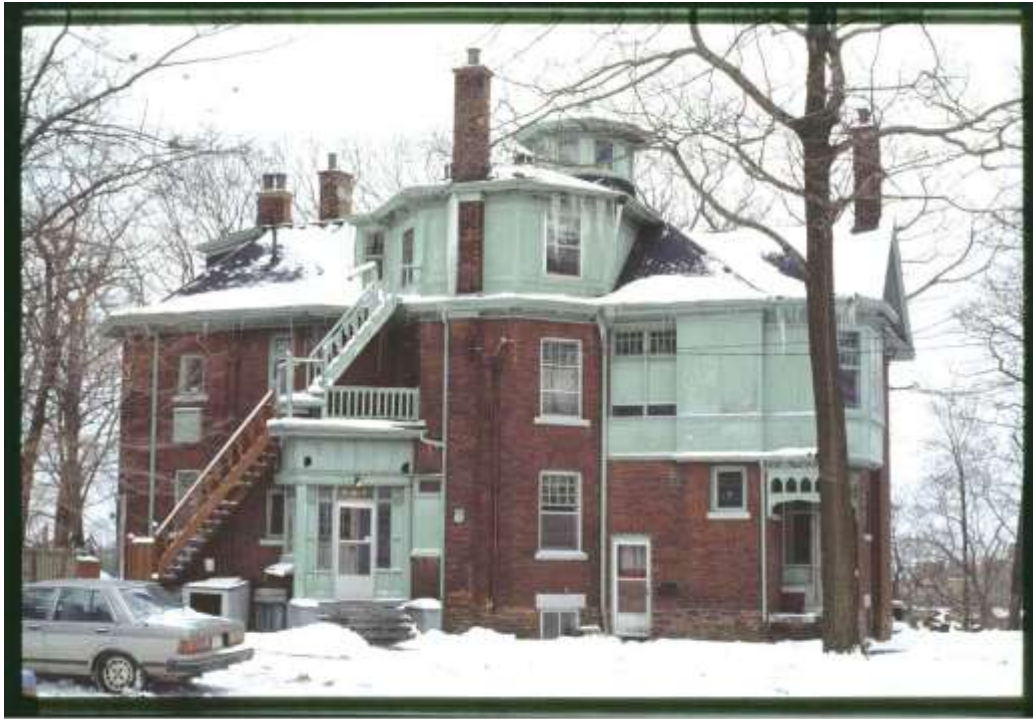
Exterior and interior views of 6 Benlamond Drive were published in Toronto Life in May 2019: [“House of the Week: \\$1.8 million for one of the oldest homes in the Upper Beaches”](#)



[6 Benlamond Drive, 2019](#)



## 47 Benlamond Avenue (originally 45 Benlamond Avenue)



City of Toronto Archives, Fonds 2043, Series 2523, File 137, Item 1

### [47 Benlamond Avenue, north façade, 1990](#)

Vince Pietropaolo/City of Toronto Archives. Fonds 2043, Series 2523, File 137, Item 1

Like its neighbour to the west, 47 Benlamond Avenue is a heritage-designated building situated on the edge of a ravine that offer spectacular lake and city views. It was the first building that Alexander MacLeod constructed on Lot 16, Plan 422, receiving Toronto building permit no. 16423 on 16 July 1909 for a 2 ½ storey stone-and-brick dwelling costing \$6,500 located “near Main Street on Benlamond Avenue”.

MacLeod probably designed the house himself, which a heritage study assessed in 1990, “has a unique composition based on a series of octagons, topped by an octagonal belvedere, [which] sets it apart from other dwellings of the era.”

MacLeod rented the house, and the first tenant was William Charles Phillips (1859-1925), who was residing at 45 Benlamond Avenue, its early address, by 1911. He was then the vice-president of Phillips Manufacturing Co., which made picture frames, furniture, glass, and mirrors at its factory at 260 Carlaw Avenue, designed in 1907 by celebrated Toronto architect E. J. Lennox.<sup>27</sup> Canada’s 1911 census reported that “W. Charles Philips [sic],” a 54-year-old manufacturer, headed the household at 45 Benlamond Avenue that included his wife, Eleanor, their 20-year old son, W. Eric, a chemist, as well as a maid and a cook. He had earned \$9,000 in 1910, considerably more the \$800 that his neighbour and landlord, Alexander MacLeod, had made in the same year. Phillips was last listed at 45 Benlamond in the 1916 Toronto city directory.

On 11 February 1916, MacLeod was issued a building permit to alter the dwelling at 45 Benlamond Avenue into a two-family residence and construct an addition for a total cost of \$4,400. The fire insurance plan issued that year showed that the house now shared the address of 45 Benlamond with two buildings that MacLeod had been permitted to construct in April 1914. Those were located at the front of Lot 16 and beside the apartment house that MacLeod had been permitted to build in 1911, whose address was then 47 Benlamond Avenue.

The 1917 city directory reflected these changes, giving one listing for 45-47 Benlamond, which was called "Crescent Heights Apts."

By the mid-1920s, the current street numbers had been assigned. Eleven units were in Crescent Heights Apartments at 45-47 Benlamond, and six units were in the apartment house at 49 Benlamond. By 1969, the 11 units at 45-47 Benlamond were called "Glen Oaks Apartments" and the six units at 49 Benlamond Avenue were known as "Benlamond Apartments".

Toronto City Council designated the Alexander MacLeod House at 47 Benlamond Avenue for its architectural value, [By-Law 1990-0345](#) passed on 28 May 1990. Details of its architecture were provided in the bylaw:

The 2½ storey house is red brick with wood trim, frame additions and stone foundations. Important features include the fenestration arrangement, one-storey north porch, sash, stained glass, two-storey wood porches, two-storey projecting south bay window and entrances. Other significant elements include the three-storey bays on the north and south faces, roof, gable beds, cornices, chimneys and octagonal belvedere. The property at 47 Benlamond Avenue, prominently located on the edge of a ravine, is evocative of the style of house, though on a larger scale, built in East Toronto at the turn of the century and represents a unique pair of houses.



City of Toronto Archives. Fonds 2043, Series 2523, File 137, Item 2.

**[47 Benlamond Avenue, southwest façade, 1990](#)**

Vince Pietropaolo/City of Toronto Archives Fonds 2043, Series 2523, File 137, Item 2

**49 Benlamond Avenue (originally 47 Benlamond Avenue)**



**49 Benlamond Avenue, north façade, April 2020**

Photo by Barbara Myrvold

Alexander MacLeod built this apartment house in two stages, receiving building permits for the first section in 1911 and for the second section in 1918.

On 25 July 1911, MacLeod received building permit no. 29251 to construct a brick dwelling with two storeys and an attic costing \$8,000 on the south side of Benlamond Avenue near Norwood Road. MacLeod also received a permit in 1911 for an apartment house on Benlamond; researcher Grant Van Iderstine found the latter permit in 1984 in an “Old Book” of plans and records housed in the Toronto’s Building Department at City Hall. It is thought that these two permits were for the first phase of the apartment located at what was initially 47 Benlamond Avenue and is now 49 Benlamond Avenue.

47 Benlamond Avenue first was listed in the 1913 Toronto city directory with one entry: Frank H. Wood, a teacher at Malvern Street High School.<sup>28</sup> The 1914 and 1915 directories had two listings for 47 Benlamond Avenue: Herbert T. Routly (no occupation provided) and Alex Blair, a traveller with Debenhams Canada Ltd. (Frank Wood had relocated around the corner to 21 Norwood Road.)

In 1916, the building at 47 Benlamond was called “Crescent Heights Apts.” and the two residents were John A. Brady, a traveller with the William R. Johnston Co. and Douglas McCallum in unit 2.

In 1917, Crescent Heights Apts. was used for 45 and 47 Benlamond. Fourteen residents were listed at these two addresses which included those living in MacLeod’s original apartment house at 47 Benlamond and those that resided in the two duplexed buildings at 45 Benlamond that he was permitted to build in 1914. Occupants of the MacLeod’s original house at 45 Benlamond Avenue also

may have been included, it having been converted into a two-family dwelling in 1916.

In mid-August 1918, MacLeod was issued a building permit to build a three-storey brick and concrete addition costing \$4,500 to his apartment house at 47 Benlamond Avenue. The 1919 Toronto city directory was the first to provide a separate listing for the apartment building. Its address was “47 Street Number” and it had three units, nos. 1, 2, and 3. The 1920 directory listed six units - nos. 4, 5 and 6 were “unfinished houses”. It is thought that new units were added to the back of the building.

MacLeod had received another building permit on 2 August 1918 to make alterations and additions to his old house at 9 Swanwick Avenue for \$2,000. It probably was at this time that MacLeod added the distinctive arched entrances to the walkways at both places. A pair of arched entrances were placed at the north and south entrances to the walkway at the east side of the apartment building. They are similar to the archway at the front of MacLeod’s old house at 9 Swanwick Avenue.



**Archways at Alexander MacLeod’s buildings, April 2020**

Photos by Barbara Myrvold

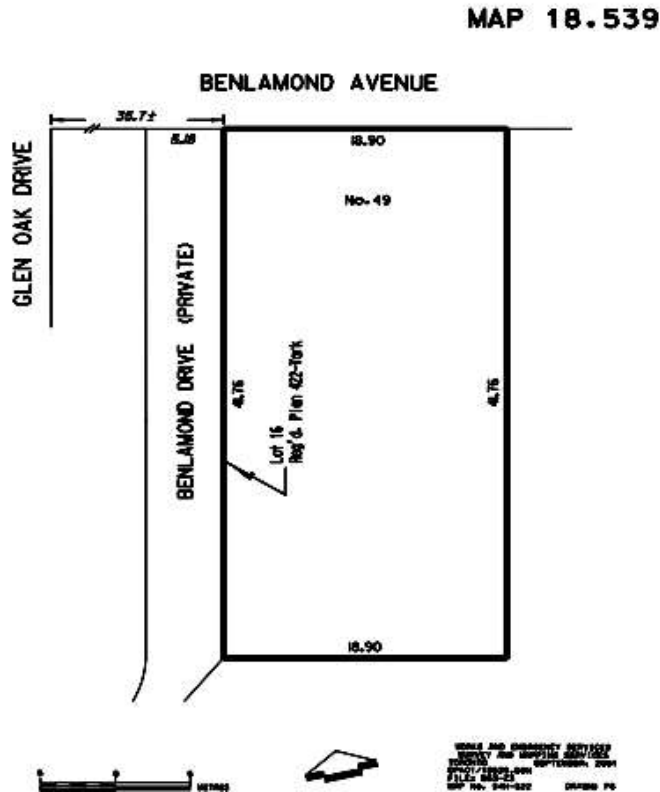
In 1921, the Toronto city directory (TCD) listed occupants in all six units at 47 Benlamond Avenue, but only half of them were included in the Canada census conducted in the same year.

- No. 1 Carlton Wm H: TCD
- No. 2. Ilsley Isaac: TCD and census; same apartment number in both
- No. 3. Jones Gordon: TCD
- No. 4 King Percy Osborne: TCD and census; same apartment number in both
- No. 5 Mitchell Thomas: TCD and census; same apartment number in both
- No. 6. Smith Bonale E: TCD

The 1921 census provided many details about some of the apartments and their occupants. Each of the units had six rooms for which rent of \$60 - \$ 70 was paid monthly. No. 2 was occupied by Isaac Ilsley, a building contractor, and his wife, Bertha, both American-born who had come to Canada in 1919. No. 3 had seven occupants headed by Percy Osborne King, an accountant originally from New Brunswick. The others living there were King’s wife and their son (a daughter was born in August 1921), his sister-in-law, his younger brother and the brother’s wife and their son. Thomas Mitchell, a salesman had emigrated from Scotland in 1908, resided in no. 5 with his wife and two young daughters.

The 1930 Toronto city directory was the first to use the current street address of 49 Benlamond Avenue for the apartment house. It was called "Benlamond Apartments" in the 1969 city directory.

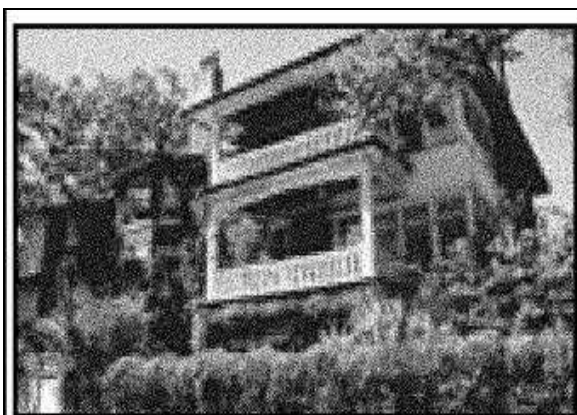
The apartment at 49 Benlamond Avenue was converted to a condominium consisting of six residential units by City of Toronto By-law 2001-0824, passed by City Council on 4 October 2001.



Subsequent advertisements and articles provide a snapshot of the apartment units at various times, and also document their escalating value.

**BEACHES HERITAGE BUILDING \$299,900.**  
OPEN HOUSE Sat. & Sun. 2-4 p.m, 49 Benlamond Ave. 1350 sq.ft. beautiful, restored Grand Apartment with high ceilings, hardwood floors, gorgeous oak trim, stained glass, pocket doors, original cherry fireplace and matching custom bookcase, antique German glass light fixtures, 2 bright bedrooms and a sunroom/office. The dining room serves 12 easily. Truly a unique and gracious space. See pictures at BarbaraBerrie.com Assoc. Broker, Prudential Properties (416) 694-3336

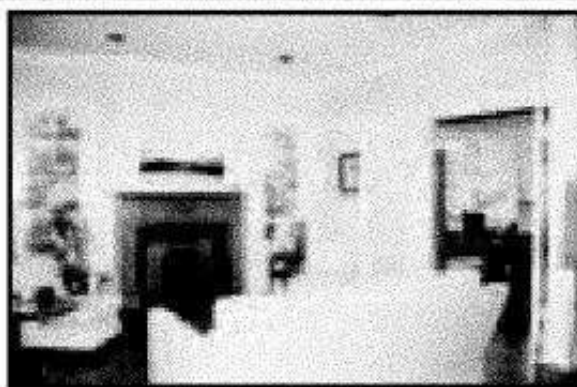
*Globe and Mail, 26 Oct 2002: R23.*



### CHARMING UPPER BEACH CONDO

\$339,000. Hardwood, fireplace, 2 bedrooms, sunroom, balcony, parking. 1920's building, tree-lined street. 49 Benlamond Ave. Open Sat 2-4. Jill\* + Bill Parlee\*

*Globe and Mail*. 2 October 2004: M7



### TOTALLY CHARMING

\$339,000. Upper Beach condo. High ceilings, fireplace, hardwood, balcony. Classic 1920s building. 49 Benlamond Ave. Open House Saturday 2-4. Jill + Bill Parlee\*

*Globe and Mail*, 15 October 2004: G19

Apartment 2, 49 Benlamond Avenue was featured as the *Globe and Mail's* "Home of the Week" on 6 September 2019. The asking price of the garden-facing second floor apartment was \$899,000; taxes were \$3,139.39 (2019); the square footage was 1,200 square feet and maintenance fees were \$550 monthly.<sup>29</sup> "It was built in two phases by Toronto builder Alexander McLeod," the article noted, "first a three-apartment building that was later twinned. There are two main staircases, one for the rear units and one for the front (there's a little-used central fire stairwell that connects all the units). ... The exterior is buttery yellow brick and tan-painted wood and green eaves, larded with Edwardian/Victorian flourishes."

The article went on to provide details about the interior. "The apartment is 1,200 square feet, hardwood floors throughout. Through the front door is a central sitting room with woodburning fireplace. The two bedrooms are accessed by a doorway straight ahead off the central sitting room, the master is 12-by-10 feet and the second bedroom is 13-by-9 feet. ... Back through the sitting room, through the pocket doors (with glass panels, to let the light through) is a dining room with a bay-window and charming builtins, and the doorway to the kitchen. ... The back of the unit is the sunroom, a glass panelled frame suggests this was once disconnected from the main unit, but now is a sun-filled annex. The unit's only bathroom is in the rear-corner."

## 45 Benlamond Avenue



**45 Benlamond Avenue, west façade, April 2020**

Photo by Barbara Myrvold

On 24 April 1914, MacLeod was issued building permits to construct two, two-storey brick dwellings with attics on Benlamond near Norwood Road. Permit no. 10795 was for a detached dwelling costing \$3,500 and permit no. 10796 was for a pair of semi-detached dwellings costing \$6,500.

The buildings were completed by 1916 when a fire insurance plan showed them at 45 Benlamond Avenue. Each building had its own unit numbers. The detached building fronting Benlamond Avenue was labeled “243” and the semi-detached building behind it was labeled “242” and “241”. These buildings still use 45 Benlamond Avenue as their address but the unit numbers have changed to A, B, and C.

45 Benlamond first appeared in Toronto city directories in 1917. Its listing was combined with 47 Benlamond Avenue and the two addresses, 45-47 Benlamond Avenue, were called “Crescent Heights Apts.” By 1969, the 11 units at 45-47 Benlamond were called “Glen Oaks Apartments”

45 Benlamond Avenue is included in a file of photographic transparencies (created 1977-1999) held at the City of Toronto Archives that “consists of photographs of buildings which the Toronto Historical Board believed to have a significant heritage value but were not designated.”<sup>30</sup>

## 2.3.2 Buildings Constructed or Renovated by Alexander MacLeod In the vicinity of Lots 16 and 17

### 9 Swanwick Avenue



### 9 Swanwick Avenue, April 2020

Photo by Barbara Myrvold

In November 1897, the *Toronto World* reported, “Mr. Alex McLeod is erecting a large brick residence on Swanwick-Avenue.”<sup>31</sup> This may have been the house where Alexander MacLeod and his family lived in the early 1900s, although city directories did not list them on Swanwick Avenue until 1900 or at no. 9 Swanwick until 1907. The brick house did not appear on a Goad’s atlas until 1910, which showed that it was located on the south side of the street, just east of Norwood Road, and the property extended from the south side of Swanwick to the north side of Benlamond Avenue.



Swanwick Avenue was laid out on Plan 635, registered on 31 August 1884 by Mary Swanwick Morton, for whom the street was named. Curiously MacLeod’s future property was not part of Plan 635, but instead the pie-shaped lot was a small remnant of Lot 4, Plan 422, the Benlamond subdivision that Mary’s husband, Benjamin Morton, and his partner, James Lamond Smith, had planned in 1876.

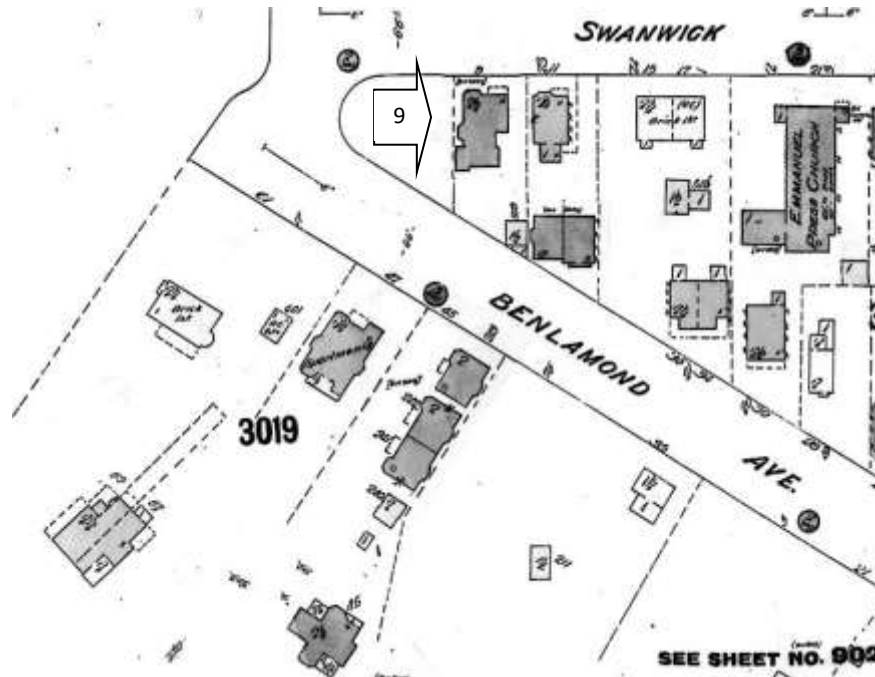
[Detail, Plate 39, Goad’s Atlas of Toronto, 1899.](#)

Around this time, Alexander MacLeod lived on Lot 4, which extended from Swanwick Avenue to Benlamond Avenue. In 1910 he moved to part of the house on Lot 17, Benlamond Avenue but retained ownership of the Swanwick house.

The house at 9 Swanwick Avenue would have been large enough to accommodate three generations of the MacLeod family, which in 1901 included Alexander, the head of the household; his parents, John and Euphemia, both 80; his sister, also named Euphemia, age 40; and his four-year-old nephew Malcolm P.



MacLeod. By 1902, Alexander's father had died but the family had two new additions - Alexander's wife, Catherine, and their infant daughter, the third Euphemia. His mother died in 1903, and the remaining members of the MacLeod family moved to 57 Benlamond Avenue in 1910.



Detail, [Goad's atlas of Toronto, vol. IX, Plate 904 Late East Toronto Revised to March 1916](#)

Alexander retained his old Swanwick house. The 1916 plan shows that the 2 ½-storey brick house at 9 Swanwick shared the lot with a smaller 1 ½-storey structure facing Benlamond Avenue, and that a new lot had been created west of MacLeod's property when Norwood Road was extended south to connect with Benlamond Avenue in about 1915.



On 2 August 1918, Alexander MacLeod received a building permit to make additions and alterations to 9 Swanwick Avenue costing \$2,000.<sup>32</sup> This probably was when the house was extended south to Benlamond Avenue; the address of the addition is now 46 Benlamond Avenue (image left).

It probably was at this time that MacLeod added the distinctive arched structure to the walkway on the Swanwick Avenue frontage of the house. He also placing a two similar pairs of arches at the north and south entrances of the walkway along the east side of his apartment house at today's 49 Benlamond Avenue.

Note: The adjacent lot west of 9 Swanwick Avenue, at the juncture of Swanwick, Norwood and Benlamond avenues, was not filled until the mid-1930s. On 24 July 1935, Toronto architect [E. A. Leigh](#) was given Building Permit # B45255 for a three-family apartment house at "45-47 Benlamond Avenue" for H. D. Milne; the address is now 1 – 3 Swanwick Avenue.<sup>33</sup>

#### 4 Norwood Road (originally 66 Benlamond Avenue)



**4 Norwood Road, May 2020**

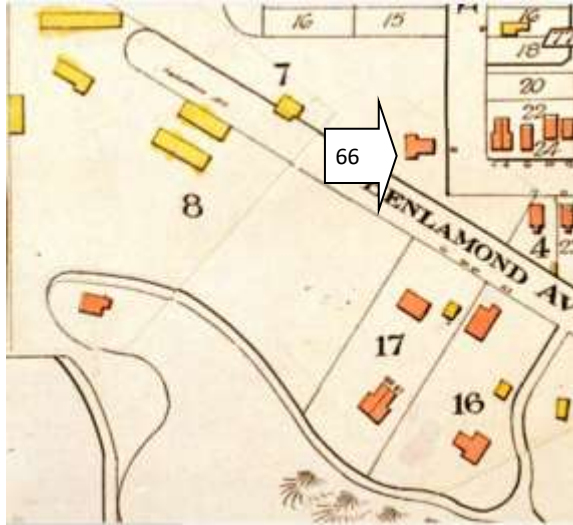
Photo by Barbara Myrvold

On 9 August 1911, “Mrs. A. L. Davis” received Toronto building permit 29550 for a two-storey brick dwelling at 66 Benlamond Avenue costing \$4,500, [Sproatt & Rolph](#), architects; Alex. MacLeod, builder. Mrs. Davis received another building permit (no. 30942) on 16 October 1911 for a one-storey roughcast dwelling costing \$2,000, also at 66 Benlamond Avenue and designed by Sproatt & Rolph, architects.



66 Benlamond Avenue was the common address for all of the buildings that Emma Jane Cox Davis constructed on the former Benjamin Morton estate at the west end of Benlamond Avenue that she acquired in 1909. These included building permits for a “store room to be used for horse stable” (A43197, 6 April 1910), a cottage (A53499, 30 January 1912) and an iron-and-frame greenhouse (6209, 1913).

**Emma Jane Cox (Mrs. A. L. Davis), 1904**  
Peterborough Museum and Archives



The 1913 fire insurance plan showed a brick building with the number “66” on Lot 7 facing Norwood Road, another brick building at the top of the ravine on Lot 8 (possibly Benjamin Morton’s old house, *Norwoodlee*), as well as six frame buildings, some of which could have had a roughcast finish.<sup>34</sup>

[Detail, Plate 111, Goad’s Atlas of Toronto, 1913](#)

Toronto’s assessment rolls for 1913 recorded that Emma J. Davis owned three buildings at 66 Benlamond Avenue, which had a property value of \$32,085. Her residence was valued at \$7,000 and those occupied by her gardener and her chauffeur were worth \$1,000 and \$2,500 respectively.

Sometime after Norwood Road was extended south to Benlamond Avenue, authorized by Toronto by-laws passed in 1914,<sup>35</sup> Mrs. Davis’s address was changed to 2 Norwood Road, although her old address continued to be used for several years. In 1920, for example, the *Toronto Globe* reported “The East Toronto Ladies Club was entertained by Mrs. A. L. Davis, 66 Benlamond avenue.”<sup>36</sup> The 1921 census listed “Emma Jane Davis” lived in a seven-room brick house at 2 Norwood Road with the number “66” also recorded in smaller letters.<sup>37</sup>



**4 Norwood Road, May 2020**  
Photo by Barbara Myrvold

A two-storey house at 4 Norwood Road (appearing to be covered in smooth plaster not roughcast) was listed on the Toronto Heritage Register on 23 February 1989, which noted it was “Gatehouse for Mrs. A. L. Davis; 1911, attributed to Sproatt & Rolph; fence also included.”<sup>38</sup> However, this may well have been Mrs. Davis’s main residence, not her gatehouse, and the one that Alexander MacLeod built.

## 43 Benlamond Avenue



**43 Benlamond Avenue, May 2020**

Photo by Barbara Myrvold

In 1917, “Alexander McLeod, 57 Benlamond avenue” was “awarded the general contract for the erection of a residence for John A. Brady, 43 Benlamond avenue, to cost \$5,500.”<sup>39</sup> Brady was a traveller for W. R. Johnston Co., a Toronto wholesale men’s clothing manufacturer. He previously had lived in one of MacLeod’s apartments on Benlamond Avenue just west of his new residence.

The 1921 census recorded that 43 Benlamond Avenue was an eight-room brick house owned by John Albert Brady, age 53, who resided there with his wife, Euphemia, also 53, their son, John Malcolm Brady (1905-1967), and an unmarried niece. All were Ontario born and Presbyterians.

Brady was born in Simcoe County in 1868; his parents, James Brady and Sarah Stinson, were originally from Ireland. By 1891 at age 23, he lived in Toronto and was a traveller for a dry goods company. On 9 July 1904, John was married at Toronto to Euphemia Macpherson (1870-1956), the daughter of John Macpherson and Lillias McKay. Euphemia may have been a cousin of Alexander MacLeod. She shared the same birth name as his mother, Euphemia Macpherson, and both of her parents also were from the Isle of Skye, Scotland. John A. Brady remained at 43 Benlamond until his death on 21 March 1941 at age 73.

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## Endnotes for Part 2. Alexander MacLeod's developments on Benlamond Avenue and vicinity

<sup>1</sup> Benjamin Morton and James Lamond Smith registered Plan 414 on 1 June 1876, subdividing parts of Lots 3 and 4, First Concession from the Bay, York Township, between Kingston Road and the Grand Trunk Railway tracks, west of the Town Line Road (Main Street). The plan laid out 13 lots and a private road called "Ben Lamond Avenue". Lots 16 and 17 were on the south side of the new road and extended south to a footpath along the edge of a ravine north of Kingston Road. Another private road on the east side of Lot 16 connected Benlamond Avenue with the footpath. Four months later, on 10 October 1976, the developers registered Plan 422 for the same property, "Known as Benlamond," reorganizing and renumbering some of the lots.

<sup>2</sup> Based on research by Grant van Iderstine for The Beach and East Toronto Historical Society, 1984.

<sup>3</sup> Based on research by Grant van Iderstine for The Beach and East Toronto Historical Society, 1984, unless otherwise indicated.

<sup>4</sup> "From "Old Book" at Plans & records, Bldg Dept 17<sup>th</sup> Floor, E. Tower" Grant Van Iderstine, 1984.

<sup>5</sup> "Building permits," *Toronto Star*, 11 February 1916, page 19.

<sup>6</sup> "Permits issued by City Architects office yesterday," *Toronto Globe*, 3 August 1918, page 19.

<sup>7</sup> "Building permits," *Toronto Star*, 15 August 1918, page 17; *Toronto Globe*, 17 August 1918, page 9.

<sup>8</sup> Building permit 16639, 29 June 1909/16 July 1909. City of Toronto Archives.

<sup>9</sup> <http://app.toronto.ca/HeritagePreservation/setup.do?action=init>

<sup>10</sup> *Construction*, vol. 10 (February 1917), page.17.

<sup>11</sup> Toronto City Council, By-law 7141, passed 21 September 1914, To Extend Norwood Road Southerly, 66 Feet Wide, To Benlamond Avenue, Under Section 9 Of The Local Improvement <http://www.toronto.ca/legdocs/pre1998bylaws/toronto-former-city-of/7141.pdf>.

Also Toronto City Council, By-law 7260. Passed 28 December 1914, To Acquire Lands For The Extension Of Norwood Road Southerly To Benlamond Avenue. <http://www.toronto.ca/legdocs/pre1998bylaws/toronto-former-city-of/7260.pdf>

<sup>12</sup> "Recent Lot Sales Presage Building: Park Site Suggestion for Eastern District Revived," *Toronto Globe*, 28 February 1923, page 16.

<sup>13</sup> The City of Toronto proposed changing the name of Glen Oak, Glen Oak West and Glen Oak North to Glen Oak Drive in 1947. See display ad, *Globe and Mail*, 1 April 1947, page 19. Glen Oak commemorated the name of the summer residence and estate on Davis Island, Stony Lake, that architect Frank Darling planned for Alfred Davis and Emma Cox, 1904-07. See entry for [Frank Darling](#) in Biographical Dictionary of Canadian Architects

<sup>14</sup> "Mrs. Emma Davis: Donated Much To Charity Was Daughter of Sen. George A. Cox," *Globe and Mail*, 19 August 1943, page 5.

<sup>15</sup> City of Toronto Archives, Fonds 200, Series 410, File 1015, File 1026, File 1028, File 3257

<sup>16</sup> "Davis Crescent" was shown on Plan 750E, Plan of subdivision of Parts of Regd. Plans 422 & 485E and part of Lot 4 Con 1 from Bay, York Toronto, registered on 12 October 1945 by the Provident Investment Co. (Alfred H. Cox and L. Tolman). A copy of the plan held by Irena Lewycka has this notation: "Davis Crescent was changed to Glen Davis by City of Toronto Bylaw 17244 registered 13 May 1948 as No. 33585." Alfred H. Cox (1883-1950), the general manager of the company, was Emma Davis's first cousin.

<sup>17</sup> The William Davies Company opened a new store on Main Street at the northwest corner of Gerrard Street in 1900. The building was still standing in 2020.

<sup>18</sup> "East Toronto," *Toronto World*, 5 May 1904, p. 10, col 5.

<sup>19</sup> Corrections to errors in the grant from Fitzgerald to MacLeod were registered on 29 May 1911, Instrument 240595

<sup>20</sup> "The secretary's note book: East Toronto Study Club," *Toronto Globe*, 14 May 1910, page 17.

<sup>21</sup> Donald Cameron (1859-1945) had been a carpenter but now was a woodworking manufacturer. The 1909 Toronto city directory listed him at 60 Benlamond Avenue, but evidently had moved. A report in the *Toronto Globe*, 21 October 1909, stated his address was 11 Benlamond Avenue, the address where he died at age 85 on 27 June 1945.

<sup>22</sup> "Five blocks of land sold in East Toronto." *Toronto World*, 29 June 1909, page 7, column.4.

<sup>23</sup> Display Ad, *Toronto Globe*, 18 October 1929, page 18, listed "Mrs. T. H. Eberlee, 1 Benlamond Dr." had won four yards of viyella fabric.

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<sup>24</sup> "Garden Items," *Toronto Globe*, 10 June 1931, page 7.

<sup>25</sup> The City of Toronto proposed changing the name of Glen Oak, Glen Oak West and Glen Oak North to Glen Oak Drive in 1947. See display ad, *Globe and Mail*, 1 April 1947, page 19. Glen Oak commemorated the name of the summer residence and estate on Davis Island, Stony Lake, that architect Frank Darling planned for Alfred Davis and Emma Cox, 1904-07. See entry for Frank Darling in *Biographical Dictionary of Canadian Architects*.

<sup>26</sup> "Mrs. Emma Davis," [obituary] *Globe and Mail*, 19 August 1943, page 5.

<sup>27</sup> Phillips Manufacturing Company at 260 Carlaw Avenue later was used by the [Reliable Toy Company](#).

<sup>28</sup> The 1912 directory had listings for a William MacLeod at 51 Benlamond and for 55 Benlamond, which was vacant. There were no listings for either address in the 1911 census or thereafter on Benlamond Avenue.

<sup>29</sup> Shane Dingman, "A 106-year-old Toronto condo oddity," *Globe and Mail*, 6 September 2019, page H8.

<sup>30</sup> City of Toronto Archives, Fonds 2043, Series 2523, File 1549

<sup>31</sup> "East Toronto," *Toronto World*, 4 November 1897, page 7.

<sup>32</sup> "Department issues more house permits," *Toronto Globe*, 3 August 1918, page 19.

<sup>33</sup> City of Toronto Archives, Fonds 200, Series 410, File 590.

<sup>34</sup> "Roughcast or pebbledash is a coarse plaster surface used on outside walls that consists of lime and sometimes cement mixed with sand, small gravel, and often pebbles or shells." <https://en.wikipedia.org/wiki/Roughcast>

<sup>35</sup> Toronto City Council, By-law 7141, passed 21 September 1914, To Extend Norwood Road Southerly, 66 Feet Wide, To Benlamond Avenue, Under Section 9 Of The Local Improvement

<http://www.toronto.ca/legdocs/pre1998bylaws/toronto-former-city-of/7141.pdf>

Also Toronto City Council, By-law 7260. Passed 28 December 1914, To Acquire Lands For The Extension Of Norwood Road Southerly To Benlamond Avenue. <http://www.toronto.ca/legdocs/pre1998bylaws/toronto-former-city-of/7260.pdf>

<sup>36</sup> "E. Toronto Ladies Club," *Toronto Globe*, 15 April 1920, page 11.

<sup>37</sup> Emma Davis's entry in the 1921 census followed the one for Edward Lyall Morton, son of Benjamin Morton, who then lived at 11 Norwood Road.

<sup>38</sup> <http://app.toronto.ca/HeritagePreservation/setup.do?action=init>

<sup>39</sup> *Construction*, vol. 10 (February 1917), page 17.