



HERITAGE PRESERVATION SERVICES

heritage property nomination form

Return to: Heritage Preservation Services
City Planning Division
Toronto City Hall, 17th Floor, East Tower
Toronto, Ontario M5H 2N2
(416) 338-1083, fax (416) 392-1973

1. Nominator:

Name of Nominator: Etobicoke Historical Society (Denise Harris, President)

Address of Nominator:

Phone (daytime):

E-mail:

2. Reason for Nomination:

28 Daisy Avenue is already listed on the City of Toronto Inventory of Heritage Properties. We are nominating this property for Designation because, under the Ontario Heritage Act, this property has cultural heritage value or interest in the following areas:

- 1. The property has design or physical value because it is a rare, representative and early example of a style, material and construction method.**
 - This house is the only remaining example in Etobicoke of stucco-over-stone construction.
 - This house is an early example of the Gothic Revival cottage style that became ubiquitous in Ontario, especially for farm houses. The low pitch of its gable roof gives the house a lower and wider appearance than is typical of later examples of this architectural style.

- 2. The property has historical value has direct associations with a theme that is significant to a community.**
 - This is the only remaining heritage farm house in Long Branch, and the oldest remaining farm house in the entire lake front area of Etobicoke, stretching from the Humber River to Etobicoke Creek. It is the area's last link to the township's pre-confederation agricultural roots, an era when the entire

community was farmland.

3. The property has contextual value because it is physically and historically linked to its surroundings and is a landmark.

- This house is the oldest building of any type in the Long Branch community. As such, it is well known to residents, many of whom have expressed regret at the loss of other heritage buildings in the past (such as the 1797 Colonel Samuel Smith house) and have specifically stated their desire to preserve 28 Daisy Avenue for posterity.
- When the Lakeshore Gardens subdivision was developed in 1911, this building was retained at its centre and it is a recognized landmark in the community.

3. Location:

Address (street and number): 28 Daisy Avenue

Area (boundaries):

- Northeast corner of Daisy Avenue and Twenty Sixth Street in Long Branch area of Etobicoke
- Legal address: Plan 1571, South Part Lot 109
- Lot size 44' X 125'
- Historical address: Lot 7, Concession 1, South Division Fronting the Lake

Ward: 6 – Etobicoke Lakeshore

Maps:



See red dot for location of 28 Daisy Avenue at

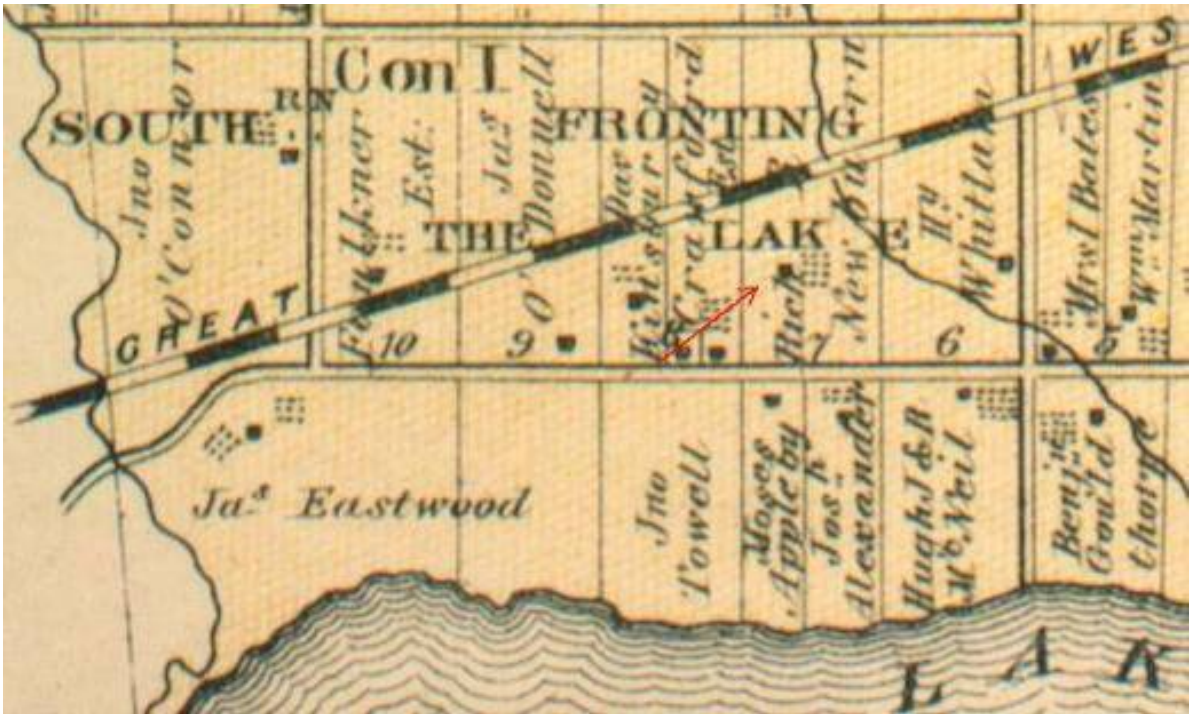
northeast corner of Daisy Avenue and Twenty Sixth Street



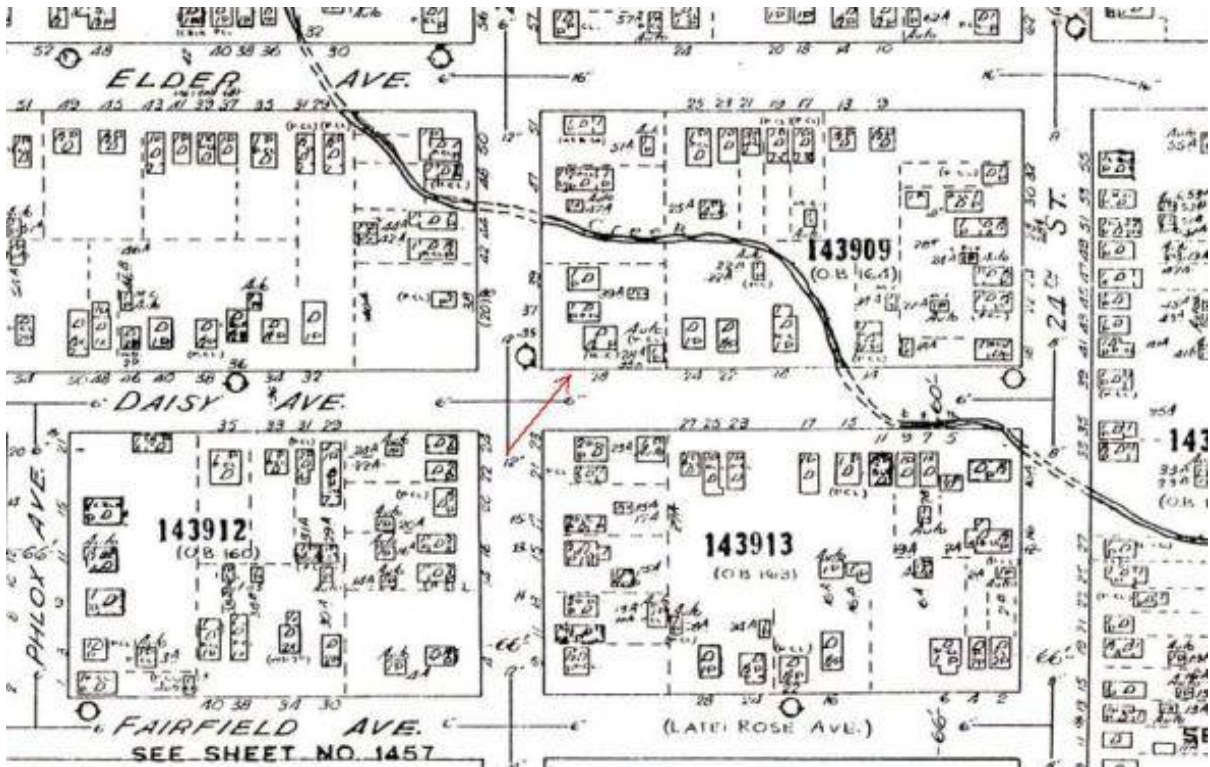
Aerial View of 28 Daisy Avenue in 2010 – see red arrow



Tremaine's 1860 Map of Etobicoke – see red arrow for Richard Newborn property



Miles 1878 Map of Etobicoke – See red arrow for Richard Newborn property



1952 map showing Richard Newborn house on Lot 109, Plan 1571 - see red arrow

4. Classification:

Building Type: Dwelling

Current Use: Dwelling

5. Description:

Historical Name: Richard Newborn Farm

Original Use: Farm house

Date of Construction: Circa 1847-51. House believed to have been built by the Newborns after they purchased the property in 1847 and prior to the 1852 census. This house is described in the 1852 census as a 1 storey stone dwelling and in the 1861 census as a 1 ½ storey stone dwelling.

Architect/Builder/Contractor: Unknown

Architectural Description:

This house was built in the Gothic Revival cottage style popular in Ontario ca. 1840-90, especially for farm houses. The house has one and a half storeys and is constructed of local fieldstone covered in stucco. The foundation is also of fieldstone. All walls are two feet thick. The gable roof has a medium pitch, giving the house a lower and wider appearance than is typical of later examples of this architectural style. Within the roof, a small central gable over the front door contains a small window. The two gable ends of the main roof enclose matching chimneys.

The original front door has two windows with semi-circular tops in its upper half and two wooden panels in the lower half. It is currently protected by a wooden screen door. The door is flanked by two sidelights with semi-circular tops and has a mullioned transom window in three segments above.

At the front of the house, there is a sash window on either side of the main entrance. Each side of the house appears to have originally had two sash windows on the main floor, with two small sash windows above on the half-storey level, although one of the main floor windows on the west wall and both main floor windows on the east wall have been filled in. All windows that exist today are flat topped. The three remaining main floor sash windows have two panes of glass per sash, with the upper panes curved to form a low arch.

The large wooden front verandah is raised four steps above ground level and extends across the entire front of the house. It is covered by a sloping roof supported by four tapering squared stuccoed columns that rest on square brick piers.

The house has a full height basement. Log joists - some squared and beaded, and others still covered in their original bark - are visible in the basement, as is the main floor sub-flooring, which consists of original boards that are up to two feet wide.

The rear of this house cannot be seen from the street because of the extreme proximity of the house to the north at 37 Twenty Sixth Street.

This house is currently listed for sale, and is described in the listing as follows:

“Charming 1850 Century Home Right in The City. Renovated Kitchen Cabinets, New Upstairs Windows (2006), Recently Painted, New Breaker Box (2005), Roof (2005), 2 Skylights (one 2010), Pot Lights in Hallways, and 2 Bedrooms Upstairs. Excellent West Beaches Location. Built in the 1850s with 2 Foot Thick Walls. Features Large Lot 44X125. With Lots of Potential. This Is a Very Charming Home.”

Alterations:

The roof covering and all windows in the half-storey have been replaced. One main floor window on the west wall and both main floor windows on the east wall have been filled in. Two skylights have been added in the roof at the rear of the house.

Significant Persons/Events:

Richard and Lucy Newborn emigrated from Lincolnshire, England, between 1830 and 1835, and in 1837 were living in Toronto Township (Mississauga.) In 1847, they bought a 100 acre farm with a small creek running through it at Lot 7, Concession 1, South Division Fronting the Lake, in Etobicoke Township. Sometime prior to the 1852 census, they built the house that is now 28 Daisy Avenue of local fieldstone and covered it with stucco. Whether the stucco was there originally or added at a later date is unknown.

Richard and Lucy had one daughter born while they were in England, and then four more daughters followed by three sons born in Canada. The eldest son, Richard Robinson Newborn, was born in 1843, and when he became old enough, he worked the farm with his father. Richard married Susannah Copeland of Peel County in 1869, and the older and younger Newborn families lived in the house at 28 Daisy Avenue.

Richard Sr. died in 1879 and his wife Lucy in 1886. Richard Jr. inherited the property, operating the farm until his death in 1900. His wife Susannah died in 1911.

In 1911, the executors of Richard Newborn Jr's estate sold the south 41.15 acres of the property to Lake Shore Land Co. Ltd. The land was developed and marketed by Colonel Frederick Burton Robins as the “Lakeshore Gardens” subdivision, the first of seven 20th century subdivisions in what would become the incorporated Village of Long Branch by 1931 (see map of these Long Branch developments and their dates below.) Robins lived in Toronto and entered the real estate business in 1885. In 1908, he established his own company, Robins, Limited. He subdivided many estates and farms in the Toronto area, selling Toronto properties through offices he had set up in London, Glasgow and Detroit. In this way, he was responsible for the creation of many of today's well-established neighbourhoods across the GTA.

The Newborn house was preserved by Robins at the centre of the Lakeshore Gardens subdivision. In 1911 the house was sold to Hugh McCullum - a farming neighbour from adjacent Lot 6 - who owned the house until his death in 1922. It was then sold to William Walton who owned it until 1949. The next owner, Elizabeth Mitchell Whitehead, lived in the house until she passed away in 1977.

Since then, the house has had at least seven owners. Despite many years with many different owners, the home's heritage features have, for the most part, been retained and maintained. The house remains, as the current owner says, “A very charming home.”



Lakeshore Gardens subdivision is in top right corner of above map

LAKESHORE GARDENS

will be open to home-seekers to-morrow,
Saturday, March 11th. Take a Lakeshore
car from Sunnyside out to this
splendid property north of Stop
26, Lakeshore Road, in New Toronto,
and get a homestead with a garden. A
home and garden here insure health
and much cheaper living.




Life is worth living—and cheaper to live—on a home spot in Lakeshore Gardens. A location here has a 50-foot frontage and is deep enough for a GARDEN to cut down the cost of living, as far as conveniences go you are IN the city but—yet OUT of the city expense and discomfort. Electric cars passing the property at short intervals place the city center very close to your home in Lakeshore Gardens. The property looks upon the lake, and a beautiful expanse of lake shore green with pines, and here and there beautiful homes. There is easy access to the lake front. In summer cool lake breezes blow from the south over these lands.




The soil is a rich clay loam capable of supporting a strong vegetable growth. A garden here will produce all kinds of vegetables and fruits; enough for the family and a goodly quantity to sell at top prices in the city. There is room on every garden plot for a cow and some poultry. When fresh eggs are worth 60 cents a dozen and butter 30 cents a pound the farm and cow will be a valuable part of the domestic economy of a Lakeshore Gardens home.

LAKESHORE GARDENS locations are unusually desirable because they are so near the city—and on a car line. Ask yourself seriously, "Where can I get another such a location when the Lakeshore Gardens tract is sold?" NOWHERE ELSE—so near Toronto. You will have to go many miles out to get a location half so desirable and low priced; therefore take time to visit this property on Saturday before the best locations are sold. Plan now open at Head Office.




Prices start as low as \$5, \$7, and \$8 per foot on Saturday. Easy Terms: \$1 per foot down and the balance in easy monthly instalments. From the numerous enquiries coming in concerning this property we believe that prices cannot remain long so remarkably low. The man who acts quickly will get an exceptional land bargain.

This Home-and-Garden property is the first big offering of the Spring of 1911. Take time to be possessed and don't act impulsively. In the meantime get any information that you require by writing or calling personally at our Head Office, 22 Adelaide Street East (Phone Main 7171), or our Branch Office at Sunnyside (Phone Parkdale 4023). These offices will be open Friday night and all day Saturday in terms of information to those interested in Lake Shore Gardens. Take any car from Sunnyside out to Stop 26, Lakeshore Road, on Saturday. A helpful representative will be there to show you over the property, north of the car tracks.

ROBINS, LIMITED
22 Adelaide Street East. Phone Main 7171
BRANCH OFFICE AT SUNNYSIDE—PHONE PARKDALE 4023.

Ad for Lakeshore Gardens in Toronto Daily Star, March 10, 1911

Photographs:



28 Daisy Avenue – South View (Source: D. Harris)



28 Daisy Avenue – Southwest View (Source: D. Harris)



28 Daisy Avenue – Southeast View (Source: www.tobuilt.ca)



28 Daisy Av. – Exterior view of verandah & front door (Source: TREB MLS listing W2417268)



28 Daisy Avenue – Interior view of front door. Also shows two foot thick exterior walls
 (Source: TREB MLS listing W2417268)

6. Sources:

Please indicate whether you have consulted the following sources; please attach research information and full references (*list of archives/libraries attached*):

- | | | | |
|-------------------------------------|---|--------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> | Land Records (LRO) | <input type="checkbox"/> | Assessment Rolls |
| <input checked="" type="checkbox"/> | City Directories | <input type="checkbox"/> | Goad's Fire Insurance Maps |
| <input type="checkbox"/> | Building Permits | <input type="checkbox"/> | Historical photographs |
| <input checked="" type="checkbox"/> | Secondary sources - Books: | | |
| | - <i>Etobicoke Remembered</i> , Robert A. Given, Pro Familia Publishing, Toronto, 2007 | | |
| | - <i>Mount Pleasant Cemetery</i> , Mike Filey, Firefly Books, Toronto, 1990 | | |
| | - <i>Sidelights of History</i> , Judy Shiels and Mary Appleby, Borough of Etobicoke, 1975 | | |
| <input checked="" type="checkbox"/> | Other: | | |
| | - Historical maps of Etobicoke: 1856, 1860, 1878, 1913 | | |
| | - Census records: 1852 to 1911 | | |
| | - Ancestry.ca: birth, marriage & death records; family trees. | | |
| | - www.canadianheadstones.com | | |
| | - "Century House at 28 Daisy Avenue (Long Branch) Sold to Preservation-minded Buyer", <i>The Aldernews</i> , Etobicoke Historical Society, February 2005. | | |
| | - Maps and Lakeshore Gardens ad provided by Michael Harrison | | |

7. Comments:

I am not the owner of the property or properties, but I have contacted the owner(s) and the response was as follows:

I have not contacted the owners (Andrew Mollard and Fiallo Martha Yaneth Murillo.)

I have contacted the ward councillor about this nomination, and his/her response was as follows:

I have not contacted ward councillor Mark Grimes personally, but through his executive assistant, Sheila Paxton, we know he is aware of the situation with this property.

I have contacted the local historical society and its response was as follows:

The local Long Branch Historical Society is temporarily without a president, so their past president, Barry Kemp, asked the Etobicoke Historical Society for assistance in applying to have this property designated. Barry advised that the other members Long Branch Historical Society board are completely supportive of this designation. The board of the Etobicoke Historical Society is also supportive of the designation.

Date: August 28, 2012

Researched by: Denise Harris **Phone:** **E-mail:**

Submitted by: Etobicoke Historical Society

Staff Use Only:

Type of Nomination:

individual inclusion on *City of Toronto Inventory of Heritage Properties*

group inclusion on *Inventory*

designation under the *Ontario Heritage Act*

recognition as part of area

plaque

Date received:

Action:

HPS May 2005

/KA