

Authority: Toronto East York Community Council Report No. 9, Clause No. 31,
as adopted by City of Toronto Council on July 30, 31 and August 1, 2002
Enacted by Council: August 1, 2002

CITY OF TORONTO

BY-LAW No. 621-2002

To designate the property at 571 Jarvis Street (William R. Johnston House) as being of architectural and historical value or interest.

WHEREAS authority was granted by Council to designate the property at 571 Jarvis Street (William R. Johnston House) 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 571 Jarvis Street 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 571 Jarvis Street, 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 571 Jarvis Street 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 1st day of August, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A” HERITAGE PROPERTY REPORT

1.0 INTRODUCTION

This report is the “Long Statement of Reasons for Designation” for the designation of the property at 571 Jarvis Street (William R. Johnston House) 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 property at 571 Jarvis Street is recommended for designation for architectural reasons. Completed in 1875, the house at 571 Jarvis Street was commissioned by William R. Johnston, co-owner of Livingston, Johnston and Company that specialized in the manufacture of wholesale clothing. The residence was designed by the notable Toronto architectural firm of Langley, Langley and Burke.

The William R. Johnston House faces west to Jarvis Street on grounds defined by a decorative cast iron and sandstone fence at Jarvis and Isabella streets. Stylistically, the residence is a hybrid of design influences that incorporates elements from popular styles of the late 19th century. A hipped roof with dormers and brick chimneys covers its 2½-storey center-hall plan. Rising from stone foundations, the house is constructed of brick with a combination of brick and stone trim. A three-storey tower flanked by faceted pilasters directs attention to the central bay of the front façade. Wall openings are a mixture of bay, round-headed, square-headed and fanlight designs.

Elements of the interior exhibit the same strengths in craftsmanship and detail that are apparent on the exterior. The first floor vestibule, main hall, stairwell, drawing room, billiard room, sitting and dining rooms; and the second floor hall are identified as significant interior areas.

The property at 571 Jarvis Street is located on the east side of the block between Isabella and Earl streets. Designed by a prominent local architecture firm, the William R. Johnston House is a notable example of late 19th century residential architecture and is particularly significant as a visual reminder of the affluence and grandeur of Jarvis Street during the late 19th and early 20th centuries.

1.1 HERITAGE PROPERTY PROFILE

WILLIAM R. JOHNSTON HOUSE

ADDRESS:	571 Jarvis Street (southeast corner of Jarvis and Isabella Streets)
WARD:	27, Toronto Centre - Rosedale
NEIGHBOURHOOD/COMMUNITY:	Jarvis Street
HISTORICAL NAME:	William R. Johnston House
CONSTRUCTION DATE:	1875
ORIGINAL OWNER:	William R. Johnston
ORIGINAL USE:	Residential (single family house)
CURRENT USE: *	Institutional (Casey House Offices) (<i>* this does not refer to permitted use(s) defined by the Zoning By-law</i>)
ARCHITECT:	Langley, Langley and Burke, architects
BUILDER/CRAFTSMAN:	None found
ARCHITECTURAL STYLE:	Mixture of late 19th century stylistic features
ADDITIONS/ALTERATIONS:	1941 conversion of residence to offices for the National Council Y.W.C.A. by architect Gordon West; (date unknown) removal of awning above the front entrance; 1943 alteration of the sunroom at the southwest corner of Isabella and Jarvis streets; (date unknown) removal of the balustrade overtop of the sunroom and ornamental stone boxes beneath the windows; 1955 addition of a fire escape to the south wall of the building for the National Council of the Y.W.C.A.; 1970 ground sign erected in front of the building for the Y.W.C.A.; 1983 plumbing and air conditioning upgrades for Grey Lady Corporation.
HERITAGE CATEGORY:	Category B
RECORDER:	Heritage Preservation Services: Nancy Byrtus/ Ann-Marie Forget
REPORT DATE:	January 2002

2.0 HISTORICAL OCCUPANCY AND SIGNIFICANCE

2.1 JARVIS STREET

When the Town of York was founded in 1793, Lieutenant Governor John Graves Simcoe authorized the division of the lands north of the townsite into a series of park lots that were awarded to military and government officials. Park Lot 6 was granted to William Jarvis, the first provincial Secretary of Upper Canada. The acreage remained undeveloped until 1824 when Colonel Samuel Peters Jarvis, William's heir, built a residence named "Hazelburn". In 1845, Jarvis engaged Toronto

architect and surveyor John G. Howard to subdivide the estate. Howard laid out a residential subdivision centered on a tree-lined avenue, present-day Jarvis Street. Building lots were apportioned by size, with more modest allotments near Queen Street and increasingly larger parcels to the north toward Bloor Street. The latter lots were acquired by Toronto's leading families who constructed elaborate mansions in the popular architectural styles of the era. Among the surviving properties on upper Jarvis Street are the George H. Gooderham House (1889) at #504, John McKinnon House (1888) at #506, Edward Gallow House (1889) at #512, "Euclid Hall" (Arthur McMaster/Hart Massey House (1868) at #515, and the Chester D. Massey House (1883) at #519. The latter sites are listed on the City of Toronto Inventory of Heritage Properties.

2.2 THE JOHNSTON FAMILY AND THE NATIONAL COUNCIL Y.W.C.A.

The house at 571 Jarvis Street was constructed for William R. Johnston, a native of Dundas, Ontario, who entered the clothing trade in Montreal. Moving to Toronto in the 1860s, Johnston became a partner in a wholesale clothing company named Livingston, Johnston and Company. By 1893, the firm had evolved as the W. R. Johnston Company, wholesale manufacturers of men's and boys' clothing and led by William R. Johnston, his son, William R. Johnston, Jr., Herbert Langlois and J. C. Black.

In 1875, Johnston and Livingston bought adjoining lots on Jarvis Street where identical houses were constructed. The L. Livingston House, built directly south of the William R. Johnston House, has been demolished. In 1898, Johnston commissioned Toronto architect George M. Miller to design a 1½-storey brick stable at the rear (north) end of his property. The site, later severed and now known as 119 Isabella Street, was listed on the City of Toronto Inventory of Heritage Properties in 1991. The William R. Johnston House was included on the Inventory of Heritage Properties in 1984.

Johnston resided at 571 Jarvis Street with his wife, Elsie, and their six children. The family sold the property in 1916.

The second longest period of occupancy took place between 1941 and circa 1970 when the National Council of the Young Women's Christian Association (Y.W.C.A.) adapted the residence for use as their central office bureau. The National Council comprised National and World Y.W.C.A. representatives as well as the presidents of local associations. From its inception, the Y.W.C.A. strove to provide increased opportunities for women, particularly in the areas of employment, accommodation and education. The Toronto Association is distinguished for the creation of two social programs, the "Big Sister" and "Take a Break" programs.

Prior to residency at the William R. Johnston House the first Y.W.C.A. Headquarters were located directly north at 604 Jarvis Street. The association's alterations of 571 Jarvis Street began in the early 1940s under the direction of architect Gordon West.

The Casey House Hospice, an organization devoted to the provision of palliative care for HIV-AIDS patients, acquired the property in the year 2000. Casey House now runs their outreach services from the residence, using primarily the first floor for administration and office space.

3.0 ARCHITECTURAL DESCRIPTION AND SIGNIFICANCE

3.1 ARCHITECTURAL STYLE

The William R. Johnston House displays a mixture of features drawn from fashionable architectural styles of the late 19th century, favouring Italianate design in particular. Residential use of the Italianate style gained popularity in Canada between the 1830s and 1880s. It derived from the historical prototype of the Italian villa to develop a vocabulary that included the over-hanging eaves, round-headed window openings and the picturesque features that are employed at 571 Jarvis Street. Classical features, such as the boxy front elevation and prominent main entrance, provide elements of solidity and restraint in the appearance of the residence that are less common in Italianate design.

One of the earliest residential examples of Italianate design in Canada is the Bellevue House, located in Kingston, Ontario (built c. 1838 - 40). Designed by architect George Brown for grocery merchant, Charles Hales, the residence later became the home of the first Prime Minister of Canada, Sir John A. Macdonald.

3.2 ARCHITECT, BUILDER OR CRAFTSMAN

Langley, Langley and Burke, an important Toronto-based architectural firm provided the original design for the William R. Johnston House in 1875. In 1873, architect Henry Langley, his builder brother Edward, and their nephew, architect Edmund Burke, formed a partnership that lasted a decade. Among the firm's commissions of note were the Jarvis Street Baptist Church (1875) at 130 Gerrard Street East, "Lorne Hall" (William Davies House, 1876) at 3 Meredith Crescent, and McMaster Hall (now the Royal Conservatory of Music, 1881) at 273 Bloor Street West. The latter properties are recognized on the City of Toronto Inventory of Heritage Properties.

The actual construction of the residence at 571 Jarvis Street differs from the Langley, Langley and Burke design. The most obvious departures from their scheme are the execution of the central tower on the front façade and the differing fenestration patterns on all elevations. Additionally, the original Langley, Langley and Burke plan featured a verandah where the sunroom currently stands, in the southwest corner of the residence.

Adaptive re-use of the Johnson House for Y.W.C.A. offices was completed by local architect Gordon Mossman West. West formed a partnership with George N. Molesworth in 1913 and specialized in residential design. He served as President of the Royal Architecture Institute of Canada between 1932 and 1934.

3.3 ARCHITECTURAL CHARACTER: DESIGN AND CONSTRUCTION

Exterior: 571 Jarvis Street

The William R. Johnston House is situated on a west-facing lot that is formally defined by an elaborate cast iron and sandstone fence. Rising 2 ½ stories above stone foundations, the structure is constructed of brick and trimmed with brick and stone. The plan has a main block covered by a hipped roof with gabled and shed-roofed dormers. The large gabled dormer on the east slope

contains three window openings with brick and stone trim. Three brick chimneys are located on the north, south and east slopes of the roof and several slopes are still protected by the original grey slates.

The principal (west) façade is divided into five bays. In the centre of the west wall, a three-storey projecting tower is flanked by pilasters and covered by a gable roof. On the west face of the tower, steps lead to a semi-circular-headed entrance with pilasters, stone mouldings and a keystone. The entry houses double doors beneath a fanlight. Openings with fanlights are placed on the west wall of the tower in the attic level. On either side of the tower, the first-storey window openings have bracketed heads and stone lintels and sills, some of which are extensions of the stone band courses. Fanlights were the original openings on the south side of the main entrance but were adapted into a square-headed configuration in 1943 when the sunroom in the southwest corner of the building was adapted for use by the Y.W.C.A.

In the second floor, stone pilasters organize round-arched window openings with stone sills and heads.

On the south elevation, a three-storey frontispiece follows the design of the west entrance tower with its pilasters and gabled roof. In the first floor, an oversized round-headed opening contains a four-part window and a multi-paned fanlight. The second storey has a pair of flat-headed window openings with transoms and stone lintels and sills. The north elevation is dominated by a two-storey bay window with casement-style windows, transoms and stone trim. To the east (left), the north wall has a single window opening in each storey with shapes ranging from square to round-arched to flat-headed. The windows have stone sills. A two-storey wing is attached to the rear (east) wall of the main body. Under a truncated hip roof with two brick chimneys and extended eaves with brackets, flat-headed and segmental-arched window openings have brick detailing.

At the southwest corner of the building, a multi-sided flat-roofed porch has double window openings with transoms and wood trim, a door on its north face, and French doors on the south elevation. A single-storey flat-roofed addition with a bay window and French doors is attached to the southeast end of the house.

Interior: 571 Jarvis Street

As originally designed, the William R. Johnston House was planned with living areas and a central stair on the first floor, a nursery and bedrooms on the second, an attic and a cellar. Important areas of the interior that are included in the “Reasons for Designation” are the first floor vestibule, main hall and stairwell, drawing room, billiard room, sitting and dining rooms; and the second floor hall.

On the first floor, the vestibule is located in the principal (west) entrance. Glazed on three sides, it contains round-headed windows on the north and south sides, and a multi-paned fanlight above the door. Natural light in the vestibule is supplemented by illumination from a large, hanging hall lamp. The floor is tiled in 1”x1” porcelain tile displaying a patterned Greek Key border. Wood wainscoting covers the dado of the wall.

The main hall is characterized by a combination of simple mouldings, high baseboards and paneled

oak wainscoting that visually conclude at the landing of the front stair. Square newel posts and turned spindles are the main decorative features of the stair at this level.

Ornamental mouldings and decorative plasterwork are frequent design features of the ceilings on the main floor. The drawing room, located in the north west corner of the residence, is highlighted by pierced mouldings and a three-sided bay on the north wall that is glazed with clear and coloured glass. On the opposite side of the hall, the sunroom, sitting room and dining room are positioned against the south wall of the residence (from west to east respectively). The sitting room contains the same pierced moulding profile as the drawing room but is further enhanced by a plaster medallion in the center of the ceiling. High baseboards continue from the main hall into this room and there is a mantel faced with red tile and a paneled wood surround against the south wall. The dining room features a simplified Elizabethan-style ribbed ceiling executed in plaster. Egg and dart mouldings, a decorative plaster ceiling and a parquet floor with a patterned border are highlights of the billiard room in the north east corner of the residence. The mantel on the east wall of this room contains Victorian majolica facing with a green and red floral pattern and a simple, contrasting wood surround. The kitchen, scullery and sunroom are not included in the “Reasons for Designation”.

Tracery vaulting provides the medium for highly decorative plaster work in the second floor hall. Boss and ribs form a decorative pattern on the roof surface that concludes in a wide band of ornamental plaster at the cornice of the wall. Round-headed windows located in the east elevation shed light to the stairs below.

Significant features on the second floor are window openings glazed with stained glass, radiators, high baseboards, wood wainscoting, and the grey, incised marble mantels that are located in the two front bedrooms of the south elevation.

3.4 ARCHITECTURAL SIGNIFICANCE

The William R. Johnston House is an excellent example of residential design on Jarvis Street during the late 1800s by the prominent Toronto-based architecture firm of Langley, Langley and Burke.

4.0 CONTEXT

4.1 CONTEXT AND SETTING

The property at 571 Jarvis Street is located on the southeast corner of Jarvis and Isabella streets. Neighbouring properties that are listed on the City of Toronto Inventory of Heritage Properties are the George P. Reid House (1899-1900) at 577 Jarvis Street, the William R. Johnston Stables (1898) at 119 Isabella Street, Samuel R. Wicket House (1901) at 122-124 Isabella Street, and house form buildings at 30-32, 34 and 38-40 Huntley Street.

Through occupancy by the National Council Y.W.C.A., the William R. Johnston Residence bore a connection to the first Y.W.C.A. Headquarters that existed on the same street at 604 Jarvis Street (demolished).

4.2 CONTEXTUAL SIGNIFICANCE

Due to the combination of its scale, setback, detailing and location on the southeast corner of Jarvis and Isabella streets, the William R. Johnston House is a visually prominent element of the neighbourhood.

5.0 SUMMARY

Designed by the notable Toronto architectural firm of Langley, Langley and Burke, the William R. Johnston House is a significant example of interior and exterior design during the late 19th century and an important reminder of the scale and grandeur of residential construction that was practiced on Jarvis Street during the same time period.

6.0 SOURCES

Assessment Rolls, City of Toronto, St. Thomas' Ward, 1874-1876.

Beers, J.H. The County of York. Toronto: J.H. Beers & Company, 1907.

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Carr, Angela. Toronto Architect Edmund Burke. Montreal/Kingston: McGill-Queen's University Press, 1995.

City of Toronto Building Records, 1941-1983.

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

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

Middleton, J. E. Municipality of Toronto. Volume 2 (41).

Thompson, A.S. Jarvis Street: A Story of Triumph and Tragedy. Toronto: Personal Library Publishers, 1987.

Toronto Illustrated. Reprint (1893). Toronto: Ontario Genealogical Society, 1992.

Y.W.C.A. Collection, National Archives of Canada, Reference number PA 121581.

Y.W.C.A. Photographs, Y.W.C.A. of Canada National Headquarters, References: interior 65-391-11 by Paul Smith Photography; c. 1950-60 interior – no reference information; c. 1950-60 interior dated September 30th; exterior 63-3392-1 by Canada Pictures Ltd.; exterior 63-3427 by Canada Pictures Ltd.; exterior 63-3392-3 by Canada Pictures Ltd.; exterior 10708 and 278.

SCHEDULE “B”

In the City of Toronto and Province of Ontario, being composed of part of Lot 6 in Concession 1 From the Bay in the Geographic Township of York in the Land Registry Office for the Registry Division of the Toronto Registry Office (No. 66) the boundaries of the land being described as follows:

COMMENCING at the point of intersection of the easterly limit of Jarvis Street with the southerly limit of Isabella Street;

THENCE easterly along the said southerly limit of Isabella Street 66.08 metres more or less to an iron bar planted at a point in the south side of Isabella Street distant 21.64 metres measured westerly thereon from the westerly limit of Huntley Street;

THENCE southerly at right angle to the said southerly limit of Isabella Street 23.87 metres to the line of an old board fence defining in part, in July 1941, the southerly limit of the lands herein described;

THENCE westerly along the line of the said fence 30.85 metres to the westerly end of the said line of fence, the said end of the line of fence being distant 24.02 metres southerly from the said southerly limit of Isabella Street, measured at right angles thereto;

THENCE southerly parallel to the said easterly limit of Jarvis Street 0.11 metres to the centre line of a low iron fence, defining at the date herein before last mentioned the westerly part of the southerly limit of the lands herein described;

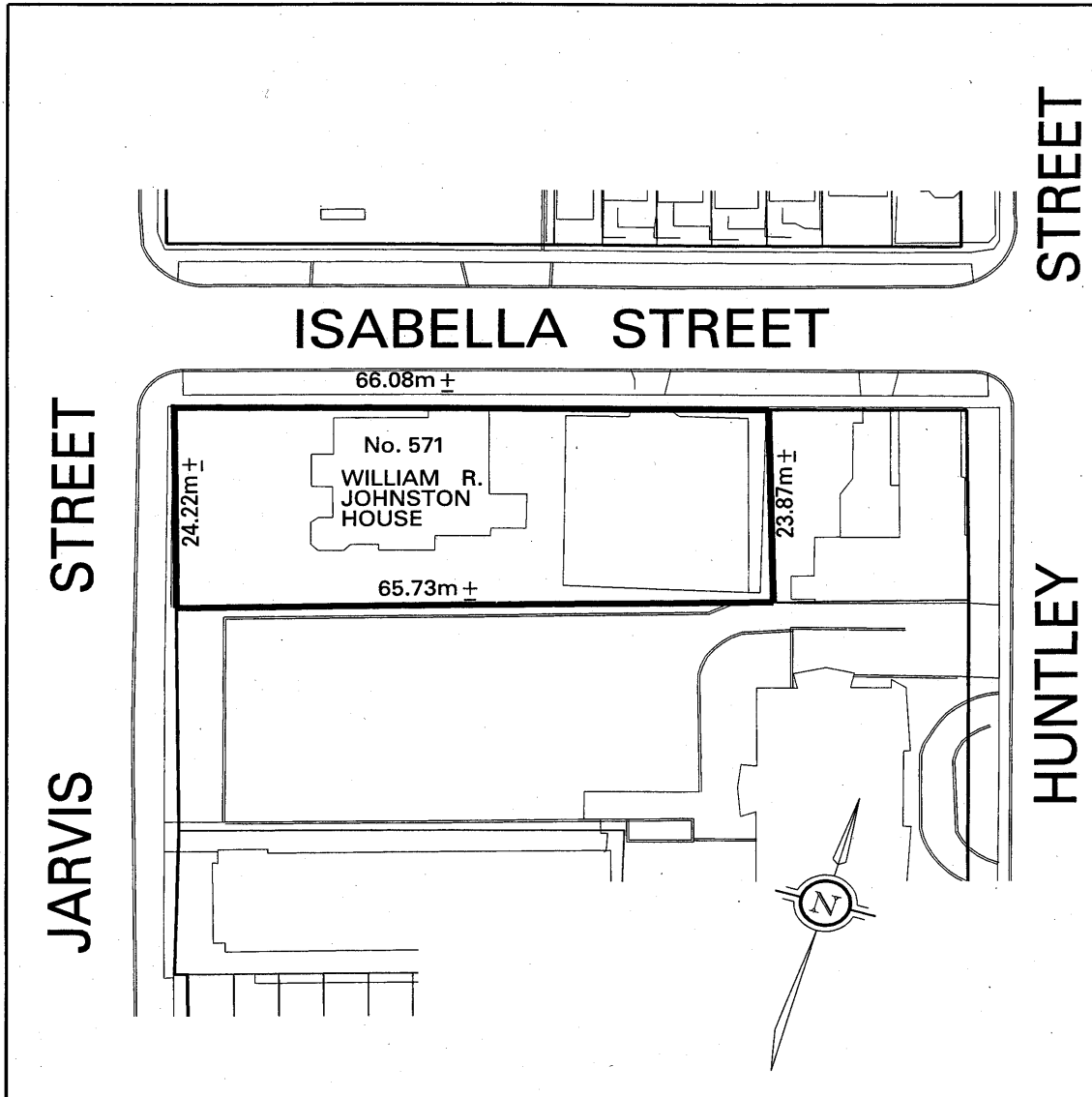
THENCE westerly along the line of the last mentioned centre line of fence 34.88 metres more or less to the easterly limit of Jarvis Street;

THENCE northerly along the said limit of Jarvis Street 24.22 metres more or less to the point of commencement.

The said land being most recently described in Instrument CA719322.

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2002-039 dated July 2, 2002, as set out in Schedule “C”.

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

No. 571 JARVIS STREET
(WILLIAM R. JOHNSTON HOUSE)
LAND DESIGNATED AS BEING OF
ARCHITECTURAL AND HISTORICAL
VALUE AND INTEREST

(NOT TO SCALE)

WARD 27 TORONTO CENTRE ROSEDALE
DATE: July 2, 2002

SKETCH No. PS-2002-039