

172 Finch Avenue West: Arthur Edward Waine HouseDescription

The property at 172 Finch Avenue West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the north side of Finch Avenue West, west of Yonge Street, the 1½-storey house form building was constructed in the early 1920s by Arthur Edward Waine.

Statement of Cultural Heritage Value**Design or Physical Value**

The Arthur Edward Waine House is a representative example of the Bungalow style popularized in the early 1900s and identified by its modest scale, 1½-storey plan and Classically-inspired detailing. While the original cladding has been replaced, the building retains the characteristics associated with the style, especially the medium-pitched gable roof with extended eaves and dormer, and the open verandah protecting the south façade.

Historical or Associative Value

Historically, the Arthur Edward Waine House yields information that contributes to an understanding of the development of North York, when the creation of the Township in 1923 coincided with the construction of this residence. This was the second dwelling on the property built by Arthur Edward Waine, an English immigrant who acquired the site after his marriage in 1920, and is purportedly the oldest surviving house on Finch Avenue West.

Contextual Value

Contextually, the Arthur Edward Waine House is reminiscent of the early 20th century character of Finch Street West. The thoroughfare was developed westward from Newtonbrook (the community that grew up near the intersection of Yonge Street and present-day Finch Avenue) as an access road to mills and farms and, with the development of North York Township, evolved as a residential corridor.

Heritage Attributes

The heritage attributes of the Arthur Edward Waine House are found on the exterior walls and roof, consisting of:

- The 1½-storey plan above a raised base with window openings
- The wood structure, originally clad with clapboard and currently covered with synthetic siding (the siding is not identified as a heritage attribute)
- The medium-pitched gable roof, originally clad with cedar shingles (the current roof cladding is not identified as a heritage attribute), with extended and flared eaves, a gabled dormer with a three-part window opening on the south slope, and a brick chimney on the north slope
- The principal (south) façade, with a central entrance flanked by a diminutive window opening on the west and larger three-part flat-headed window openings on either side of the entry
- The raised open verandah, which protects the south façade, with stone posts and wood columns and railings
- The side (north and south) walls of the house with flat-headed window openings in the first floor and half-storey above