

## **Glen-Leven Apartments, Strathavon Apartments and Kelvingrove Apartments**

### Description

The properties with the confirmed municipal addresses of 1325, 1351 and 1365 Bayview Avenue are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value and interest. The three neighbouring apartment complexes are located on the east side of Bayview between Sutherland Drive (south) and McRae Drive (north). The Strathavon Apartments at #1351 Bayview, on the northeast corner of Airdrie Road, were in place by July 1939 according to a photograph in the collection of the Toronto Reference Library. During the same year, the Kelvingrove Apartments at #1365 Bayview to the north were first recorded in the city directories. The larger complex known as the Glen-Leven Apartments at #1325 Bayview, which occupies the block extending from Airdrie Road (north) to Sutherland Drive (south), was documented in the city directories in 1940. The garages at the rear (east) of the three sites were altered with the addition of second-storey dwelling units according to plans prepared by Toronto architects Chapman and Hurst in 1964 (the garages are not included in the Reasons for Listing).

### Statement of Cultural Heritage Value

#### **Design or Physical Value**

Collectively, the Glen-Leven Apartments at #1325 Bayview, Strathavon Apartments at #1351 Bayview, and Kelvingrove Apartments at #1365 Bayview have design value as well-crafted examples of apartment houses from the World War II era that are distinguished by their low scale, placement on the sites, and Georgian Revival features. Based on late 18<sup>th</sup> and early 19<sup>th</sup> century English precedents, the Georgian Revival style (also known as Colonial Revival) was popular during the World War I period and afterward, where residential designs featured symmetry, decorative brickwork, and refined Classical elements.

The Kelvingrove Apartments and the Glen-Leven Apartments incorporate the U-shaped plans popularized for apartment complexes since the 1920s, while the Strathavon Apartments are comprised of two buildings that anchor a corner lot. The Glen-Leven Apartments, in particular, display a sophisticated approach to land use, with an axial design that organizes the components around the U-shaped complex at the centre, with the entrances either overlooking the adjoining streets or facing the central courtyard.

#### **Historical or Associative Value**

With their positions along Bayview Avenue south of McRae Drive, the apartment buildings are associated with the evolution of Leaside as the community matured after World War I. In 1912, the directors of the Canadian Northern Railway commissioned the noted Montreal landscape architect Frederick G. Todd to lay out a model town on a 1000-

acre tract southeast of Bayview Avenue and Eglinton Avenue East. The property, formerly owned by members of the Lea family, was the site of a Canadian Pacific Railway (CPR) junction named “Leaside”. While Leaside was incorporated as a municipality in 1913, the development of its distinct residential and industrial sectors was largely delayed by World War I. During the conflict, the federal government established the Leaside Airfield for the training of Royal Flying Corps pilots, which brought recognition to the locality as the terminus of the first airmail flight in Canada in 1918. Following the war, access to Leaside was improved with the completion of the Leaside Bridge across the Don River and the Millwood Road CPR Underpass, which attracted industry and housing to the area. The apartment complexes at 1325, 1351 and 1365 Bayview Avenue were completed at the outset of World War II.

The three apartment complexes at 1325, 1351 and 1365 Bayview Avenue are associated with Howard Talbot, a contractor and politician linked to the development of Leaside. Talbot established a construction business in the 1920s and, by the close of the decade, began assembling land in Leaside. His projects ranged from detached residences and duplexes to low-rise apartment buildings. According to the book, *Leaside* (Pitfield, 1999, 166), the apartment complexes on Bayview Avenue represented his most ambitious undertaking in Leaside. After serving as a municipal councillor, Talbot was elected as Mayor of Leaside in 1938, retaining the position until 1947. During Talbot’s tenure, he was responsible for bringing new industries to the community, and initiated the construction of Leaside’s first permanent municipal building (completed in 1949) at the corner of McRae Drive and Randolph Avenue. The latter property is recognized on the City’s heritage Inventory.

### **Contextual Value**

Extending along the east side of Bayview Avenue from Sutherland Drive toward McRae Drive, the three apartment complexes at 1325, 1351 and 1365 Bayview Avenue are visually prominent on the street opposite Mount Pleasant Cemetery. The buildings are part of the series of low-scale multi-unit residential structures that define that character of Bayview Avenue near the south end of Leaside. North of McRae Drive, the property at 1477 Bayview Avenue containing the Garden Court Apartments (completed 1941) is designated under Part IV of the *Ontario Heritage Act*.

### **Heritage Attributes**

The heritage attributes of the apartment complexes related to their design value as representative examples of World War II era apartment houses with Georgian Revival detailing are found on the exterior walls and roofs.

### **1325 Bayview Avenue**

The Glen-Leven Apartments consist of five two-storey apartment buildings, with a large three-part U-shaped structure organized around a deep courtyard entered from Bayview Avenue, detached buildings at the northwest and southwest corners of the property that

face west toward Bayview Avenue, and single buildings on Sutherland Drive and Airdrie Road, respectively. Red brick is applied for the cladding, quoins, stringcourses, and window trim (flat arches and sills). Each structure is organized into three parts, with the central section protected by a steeply-pitched hipped roof with brick chimneys and the outer units covered by flat roofs. On the central U-shaped building, the entrances to the units are placed on the walls facing the courtyard (with access to the basement on the left or north wing). Paneled doors with single lights are protected by open porches with tent roofs, wood posts with latticework, and cornices with scalloped trim. The flat-headed window openings are symmetrically arranged and duplicated in each storey, and range from single diminutive openings to larger Venetian windows. The pattern of flat-headed window openings continues on the remaining walls of the central U-shaped building and on the others in the complex where some of the entrances are placed in segmental-arched brick surrounds with fanlights. The wood shutters on many of the window openings are characteristic of the Georgian Revival style. On Bayview Avenue, the open end of the landscaped courtyard is marked by a low brick wall with brick pedestals, stone trim and ironwork detailing. The six detached two-storey garages at the rear (east) end of the site are not included in the Reasons for Listing.

### **1351 Bayview Avenue**

The Strathavon Apartments are comprised of two apartment houses facing Bayview Avenue and Airdrie Road, respectively. The structures are clad in red brick, which is applied for quoins, window detailing (flat arches and sills), and diamond patterns on the gabled frontispieces. Rising two stories under a steeply-pitched hip roof with a central brick chimney, each building is organized into three sections with a gabled frontispiece facing the street. The frontispieces display pairs of flat-headed window openings in each storey. Flanking the frontispiece on each building, the outer bays have single entrances between single and three-part flat-headed window openings. The entries on the units facing Bayview Avenue feature wood surrounds with stepped pediments and pilasters to highlight the paneled doors with single lights and flat transoms. Similar doors and transoms appear on the building on Airdrie Road, where the entrances are set in round-arched wood surrounds with Classical detailing. The pattern of symmetrically placed flat-headed window openings continues on the side walls that are viewed from Bayview Avenue and Airdrie Road. The wood shutters found on many of the window openings are identified with the Georgian Revival style. The garage units at the rear (east) end of the property are not included in the Reasons for Listing.

### **1365 Bayview Avenue**

The Kelvingrove Apartments consist of a large two-storey U-shaped building organized around a shallow and wide courtyard that is entered from Bayview Avenue. Uniform red brick is applied for the cladding, chimneys, quoins, stringcourses and window trim (flat arches and sills). Steeply-pitched gable roofs cover the north and south wings and the middle section of the centre block (where the outer bays are protected by flat roofs). The main entrances to the units are found on the walls facing the courtyard, and consist of paneled wood doors with single lights and flat transoms in segmental-arched wood

surrounds with Classical detailing. Flanking the entries, the flat-headed window openings are symmetrically placed in each floor, with large Venetian windows beside diminutive single openings. On the north and south wings, the gable end walls facing Bayview Avenue feature quoins, pairs of flat-headed window openings in each storey, and triangular motifs beneath the gables. Many of the window openings on the building feature wood shutters that are features of the Georgian Revival style. Along the west end of the site, a low brick wall with brick pedestals, stone trim and ironwork detailing marks the open end of the courtyard. The rear walls of the north and south wings are visible from Bayview Avenue and feature flat-headed openings (the fire escapes are not included in the Reasons for Listing). The garages at the east end of the property are not identified as heritage attributes.