

### **480 Oriole Parkway: Parkway Court Apartments**

#### Description

The property at 480 Oriole Parkway 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 west side of Avenue Road, south of Eglinton Avenue West, the three-storey apartment complex historically known as the Parkway Court Apartments was constructed in 1930.

#### Statement of Cultural Heritage Value

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

The Parkway Court Apartments are carefully detailed examples of Period Revival design, the style popularized in the early 1900s and identified by its blend of Classical and Gothic elements associated with English medieval architecture. The complex is a representative example of the type of small-scaled walk-up apartment buildings constructed in Toronto in the era between World Wars I and II. Rich architectural details usually associated with house designs were applied to multi-unit buildings to attract tenants and, in the case of the Parkway Court Apartments, complement that adjoining residential neighbourhood.

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

The Parkway Court Apartments were designed by the important Toronto architectural firm of Kaplan and Sprachman. In partnership from 1921 to 1965, Kaplan and Sprachman were sought out for a wide range of commissions, from hospitals, schools and synagogues to residential, commercial and industrial buildings. Prior to World War II, the firm gained national fame with their designs for over 100 movie theatres across Canada. The Eglinton Theatre (1936), located nearby at 400 Eglinton Avenue West, is designated under the *Ontario Heritage Act* and recognized by the federal government as a National Historic Site.

##### **Contextual Value**

With their scale and setback, the Parkway Court Apartments support the low-scale residential character of Oriole Parkway, which extends through the neighbourhood south of Eglinton Avenue West. Directly north, the complementary apartment complex at 484-486 Oriole Parkway, also designed by Kaplan and Sprachman and completed in 1929, is recognized on the City's heritage inventory.

### Heritage Attributes

The heritage attributes of the Parkway Court Apartments related to its design value as a representative example of an early 20<sup>th</sup> century apartment complex reflecting the Period Revival style are found on the exterior walls and roofs, consisting of:

- Under low-pitched hipped roofs, the mottled red brick cladding with brick, stone, wood and metal detailing
- Rising three stories above a belt course, the U-shaped plan, formed by the main body (west) and two projecting wings flanking a terraced courtyard that is entered from the east end of the complex
- The east façade of the main body of the complex, where the principal entrance is placed at the base of a projecting frontispiece and features an ornate stepped stone surround, a sculpted tympanum, and doors with wood panels and glazing
- On the east façade of the main body, the stone surrounds on the first-floor openings, the cornice between the first and second stories, and the single and paired flat-headed window openings
- The north and south wings, where the elevations facing the courtyard have secondary entries with Classically inspired stone surrounds and flat-headed, symmetrically placed window openings
- On the east facades of the wings facing Oriole Parkway, the frontispieces with Flemish gables, the buttresses with stone gablets (which are repeated on the outside walls of the wings), the stone stringcourses extending above the first-floor openings, and a variety of flat-headed and round-arched window openings placed in singles, pairs and trios
- The detailing on the east facades of the wings, with the iron balconies on some of the window openings in the outer bays, the sculpted stone panels beneath the three-part window openings in the second floor, the canopies with wood brackets on the paired window openings in the second floor, the decorative brickwork beneath the round-arched window openings, and the rondelles topping the frontispieces
- The side (north and south) walls of the main block and wings, with the pattern of symmetrically placed flat-headed window openings

The rear (west) wall of the complex, which is not visible from Oriole Parkway, is not included in the Reasons for Designation