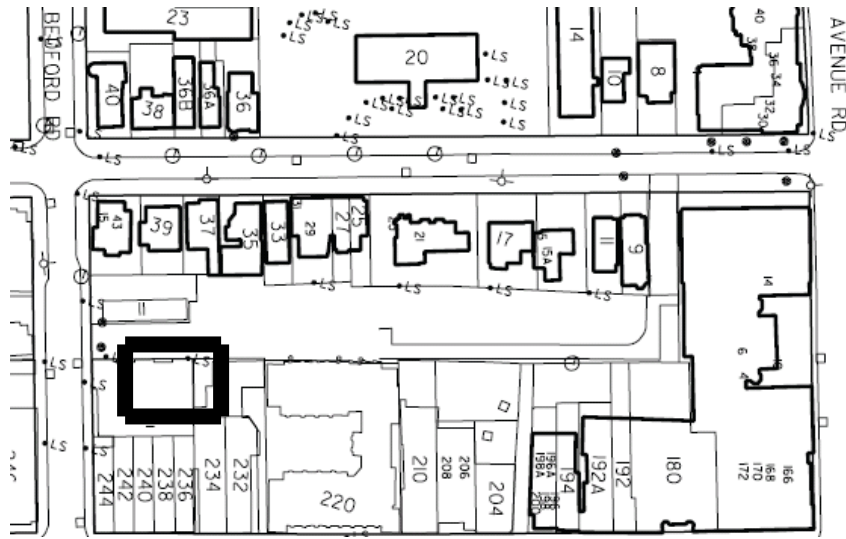


LOCATION MAP AND PHOTOGRAPH: 230 BLOOR ST W ATTACHMENT NO. 1A



< BLOOR STREET WEST >

This map shows the original location of the John Lyle Studio Building northeast of the corner of Bloor Street West and Bedford Road.



Shown in its original location, the south façade (right) of the original section of the John Lyle Studio Building has been identified for incorporation in a new residential development on the property.

John Lyle Studio Building

Description

The property at 230 Bloor Street 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 category of historical or associative value. According to historical records, the two-storey office/studio building was completed in 1920 behind the commercial buildings on the north side of Bloor Street West, where it was accessed through a pedestrian laneway. The property was listed on the City of Toronto Inventory of Heritage Properties in 2004, and authority was granted for a Heritage Easement Agreement in 2005. The portions of the Studio Building described in the heritage attributes below have been identified for incorporation in a residential development on the site.

Statement of Cultural Heritage Value

The cultural heritage value of the property is linked to its historical association with John Lyle (1872-1945), the prominent Canadian architect who designed a number of noteworthy buildings in Toronto and across Canada. Born in Belfast, Ireland in 1872, Lyle settled in Hamilton, Ontario. He received his initial schooling in art at the Hamilton Art School before being accepted to the School of Fine Arts at Yale University in 1891. After studies at the Ecole-des-beaux-arts in Paris, France, Lyle moved to New York City where he worked for highly regarded architectural firms, including Carriere and Hastings. In 1906, John Lyle established his architectural practice in Toronto where his commissions included the Royal Alexandra Theatre, the Runnymede Library, and many prominent bank buildings. Lyle was co-designer of Union Station with Ross and Macdonald and Hugh G. Jones. John Lyle also contributed to the local architectural and arts community as a founder of the Architectural Club (1911) and a member of the Town Planning Institute of Canada and the 'Diet Kitchen School of Architecture'. Appointed a lecturer at the University of Toronto in 1913, Lyle served as the president of the Art Gallery of Ontario (then the Art Gallery of Toronto) from 1941 to 1944. John Lyle designed the two-storey Studio Building in the Georgian Revival style for his practice and occupied the premises until his retirement in 1943.

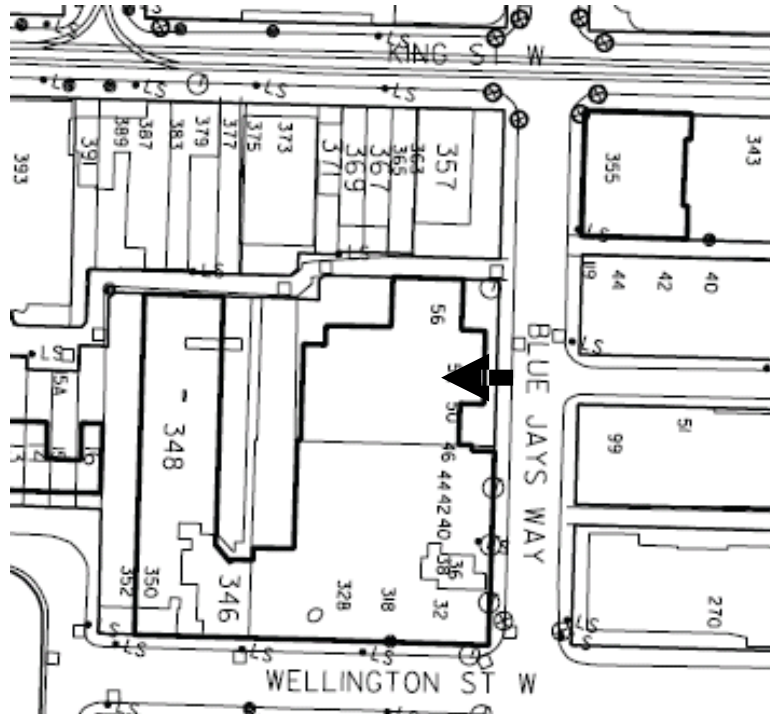
Heritage Attributes

The surviving heritage attributes of the Studio Building related to its cultural heritage value for its association with architect John Lyle consist of the three bays from the south façade of the original building and the fireplace from the second-floor interior, specifically:

- The two-storey façade, with brick construction and buff coloured brick cladding with red blue colouring and buff coloured brick quoins
- The segmental-arched window openings, which are reduced in height in the second storey and display brick flat arches

- Above a wood cornice gutter with square downspouts, the roof parapet consisting of a wood balustrade rail between masonry columns
- From the second-floor interior, the fireplace with a brown coloured brick hearth and a wood mantel

LOCATION MAP AND PHOTOGRAPH: 56 BLUE JAYS WAY ATTACHMENT NO. 2A



This map shows the location of the east façade of the George Crookshank House, which has been incorporated in a commercial development.



East façade of the George Crookshank House.

George Crookshank House

Description

The property at 56 Blue Jays Way 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. Documented in historical records, the three-storey house form building (circa 1834) is located on the west side of Blue Jays Way (formerly Peter Street), south of King Street West. The property was listed on the City of Toronto Inventory of Heritage Properties in 1984, and a Heritage Easement Agreement was registered in 1996. The east façade, identified in the heritage attributes below, has been incorporated in a commercial development on the site.

Statement of Cultural Heritage Value

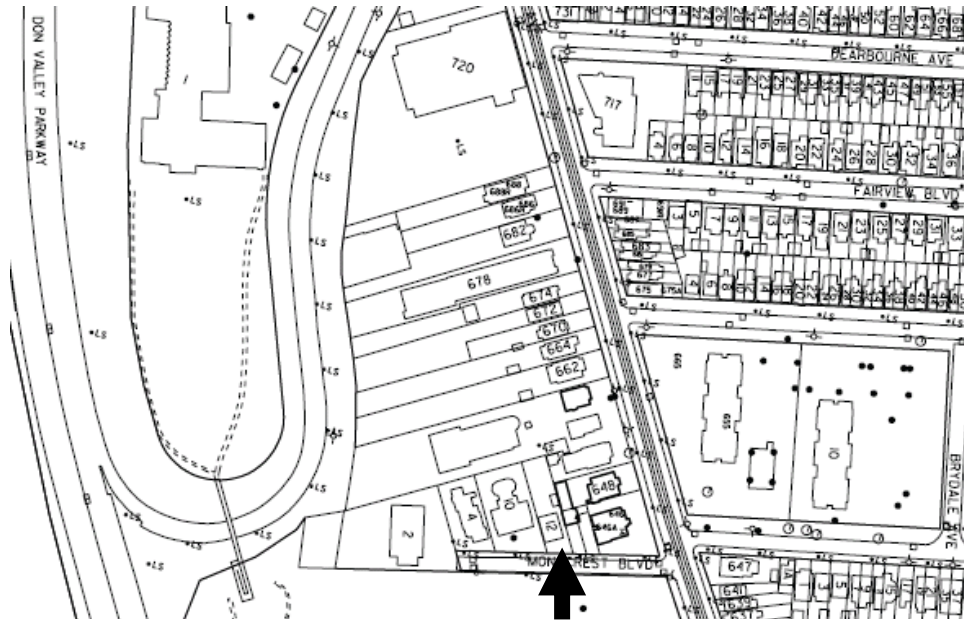
Architecturally, the George Crookshank House is an important surviving example of an early 19th century house form building designed in the Georgian style in Toronto. The site is associated with George Crookshank (1763-1859), a member of the Legislative Council of Upper Canada who owned extensive property at the west end of the Town of York. The premises were occupied by a series of tenants until 1878, when a private girls' school opened in the building. From 1908 to 1922, it was the headquarters of Dr. Barnardo's Homes in Canada, a charitable organization that settled young British immigrants on Canadian farms. Located in New Town, the property is linked to the evolution of the neighbourhood from its beginnings as a residential enclave in the early 19th century.

Heritage Attributes

The surviving heritage attributes of the George Crookshank House related to its cultural heritage value as a surviving example of Georgian design in New Town are found on the principal (east) façade, consisting of:

- The three-storey east façade (where the original two-storey wall was extended by an attic storey) with red brick construction
- The symmetrical organization of the façade with flat-headed window openings for six-over-six sash windows and stone lintels and sills

LOCATION MAP AND PHOTOGRAPH: 646 BROADVIEW AVE ATTACHMENT NO. 3A



This location map is for information purposes only and shows the location of 646 Broadview Avenue on the northwest corner of Montcrest Boulevard.



The principal (east) façade of the James Harris House is shown facing Broadview Avenue.

James Harris House

Description

The property at 646 Broadview Avenue 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 northwest corner of Broadview Avenue and Montcrest Boulevard in the Riverdale neighbourhood, the construction in 1907 of the 2½-storey house form building and the adjoining coach house was documented in historical records. The house was originally occupied by James Marston Harris, managing director of the family-founded Harris Abattoir Company (later absorbed by Canada Packers). The property was listed on the City of Toronto Inventory of Heritage Properties in 1976, and authority was granted for a Heritage Easement Agreement in 2005.

Cultural Heritage Value

The James Harris House is a representative example of Edwardian Classicism, the style popularized for residential and commercial designs after the turn of the 20th century, which also displays a high degree of craftsmanship. The neighbouring coach house complements the James Harris House in its materials and design. Historically, the house form building and coach house reflect the practice of Toronto architect James L. Havill, whose commissions of note included alterations in 1910 to the Elgie Buildings at 118 Yonge Street as the location of Holt, Renfrew and Company. Placed on a rise of land overlooking Riverdale Park, the James Harris House and Coach House anchor the south end of a group of residential properties along the west side of Broadview Avenue that are recognized on the City's heritage inventory.

Heritage Attributes: James Harris House

Exterior

The heritage attributes on the exterior of the James Harris House that are related to its cultural heritage value as a representative example of Edwardian Classicism displaying a high degree of craftsmanship are found on the principal (east) façade, the south elevation facing Montcrest Boulevard, and the roof, consisting of:

- The red brick construction with brick, stone and wood trim
- The 2½-storey plan above a rock-faced sandstone foundation with window openings
- The hip roof with flared eaves, wood modillions, brick chimneys, and gabled dormers with enclosed pediments and wood trim
- On the east slope of the roof, a gabled wall dormer with a segmental-arched opening and a cast iron balcony

- The smooth stone band course extending above the foundation along the principal (east) and south facades, and the brick band courses dividing the first and second stories on the latter elevations
- On the principal (east) façade, the organization of the wall into three parts with a projecting bay near the north (right) end and the main entrance at the centre of the wall
- The principal entry, where a wood door with a plate-glass panel is set in a segmental-arched wood surround and flanked by multi-paned sidelights with beveled glass
- The open portico that protects the main entry, with its sandstone base, stone balustrade, Doric columns, and a balcony with an iron railing (the round pediment with dentils is currently concealed)
- In the first and second stories of the east facade, the segmental-arched window openings with stone sills and brick flat arches with stone springers and single keystones
- In the first floor of the east facade, the openings containing three-part windows beneath transoms
- On the south elevation, the single-storey bowed bay window under a flat roof with a moulded cornice and a capping stone, which incorporates three window openings linked by continuous stone sills and lintels
- Near the centre of the south elevation, a large stair hall window containing stained glass in an Art Nouveau pattern
- At the west end of the south wall, a two-storey enclosed verandah with brick cladding and paired brick columns in the first floor and, above a wood cornice with a frieze and modillion blocks, wood cladding in the upper storey

The north and rear (west) walls, which have no distinguishing characteristics, are not included in the Reasons for Designation.

Interior

The heritage attributes on the interior of the James Harris House that are related to its cultural heritage value as a representative example of Edwardian Classicism displaying a high degree of craftsmanship are found in the entrance hall with the main staircase, and the three parlour rooms on the first floor, consisting of:

- The entrance hall, with oak detailing, a door and sidelights, paneled wainscoting, two large paneled sliding doors leading to the south and north parlours, and a fireplace beneath a beamed ceiling with a Classically-detailed wood mantel, a paneled wood overmantel and a tiled surround
- The main staircase, located at the south end of the entrance hall, with wood wainscoting, square turned balusters and a square-cut newel post with carved detailing
- In the south, north and west parlours, the oak hardwood flooring laid in a concentric rectangular pattern
- The south parlour, with wood wainscoting, a coved ceiling with a wood cornice and, on the west wall, a fireplace with a wood mantel with Classical detailing, a wood overmantel with a mirrored panel, and a tiled surround flanked by wood cabinetry
- In the north parlour, a flat archway supported on fluted Ionic columns and, on the north wall, a fireplace with a wood mantel, paneled overmantel and tiled surround

- The west parlour, with wood detailing with wainscoting, ceiling beams and a built-in cupboard

Heritage Attributes: Coach House

Located northwest of the James Harris House, the heritage attributes of the coach house are found on the exterior walls and the roof, consisting of:

- The wood-framed structure rising 1½ stories with brick cladding
- The truncated gable roof with extended eaves, a gabled dormer on the west slope, and a gabled wall dormer on the east slope with bargeboard, brick and stone trim, and a segmental-arched opening containing a pair of windows

The remaining door and window openings are flat-headed and are not included in the Reasons for Designation.