



#306 Lonsdale



#308 Lonsdale

306 and 308 Lonsdale Road Apartments

Description

The properties at 306 and 308 Lonsdale Road are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value. Located on the north side of Lonsdale Road, east of Spadina Road, the pair of three-storey apartment houses was constructed following the issuance of a building permit in November 1927. The buildings were in place by September 1928 when they were first recorded in the tax assessment rolls. Designed by architect Toronto architect W. C. Charters, the apartment houses were commissioned by B. A. Snow and subsequently owned by Dr. G. E. Richards. Snow also financed the pair of apartment complexes to the west at 317 and 319 Lonsdale Road, which have similar architectural features.

Statement of Cultural Heritage Value

The 306 and 308 Lonsdale Road Apartments have design value as examples of early 20th century apartment houses with Period Revival detailing. As one of the most popular architectural styles from this era, Period Revival designs drew inspiration from medieval and Classical precedents. The 306 and 308 Lonsdale Road Apartments are distinguished by their three-storey bay windows with crenelles.

The pair of apartment houses anchors the east end of the series of 14 neighbouring properties with apartment buildings that line both sides of Lonsdale Road, east of Spadina Road. As a group, the apartment complexes reflect the historical development of Forest Hill as an upscale residential community that remained a separate municipality from its incorporation as a village in 1923 until annexation by the City of Toronto in 1967. The group contributes contextually to the character of Lonsdale Road where, directly east, Grace Church-on-the-Hill (known as 350 Russell Hill Road), Bishop Strachan School (#298 Lonsdale), and Upper Canada College (#200 Lonsdale) are institutional landmarks that are recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the 306 and 308 Lonsdale Road Apartments that contribute to their design, associative and contextual value as good examples of early 20th century apartments houses with Period Revival features that contribute to the character of the neighbourhood, are found on the exterior walls and roofs. Extending two stories above raised bases with window openings, the identical structures are covered by hipped roofs. With T-shaped plans, the structures are clad with multi-hued brown brick and trimmed with brick and precast stone. The principal (south) facades are symmetrically organized with a central entrance beneath a large two-part window opening. Each entry, consisting of a glazed door with sidelights, is protected by an enclosed porch with a cornice and a parapet with crenelles and coping. The bay windows in the outer bays have crenellated roofs and flat-headed window openings with stone lintels and sills.



Russell Hill Apartments

Description

The property at 310 Lonsdale Road is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the north side of Lonsdale Road, east of Spadina Road, the apartment house was completed following the issuance of a building permit in August 1927. The building was designed for the Brownlee Construction Company by Raymond Card, a Toronto architect who authored a history of the Ontario Association of Architects in 1950. The apartment building at 310 Lonsdale Road was in place by September 1928 when the tax assessment rolls were compiled.

Statement of Cultural Heritage Value

The 310 Lonsdale Road Apartments have design value as an example of an early 20th century apartment house with elements associated with the Period Revival style popular during the period. The 310 Lonsdale Road Apartments blend features from medieval and Classical architecture, including the bay windows and the round-arched stairhall window with a blind transom.

The apartment house is part of the series of 14 neighbouring properties with apartment buildings that line both sides of Lonsdale Road, east of Spadina Road. As a group, the apartment complexes reflect the historical development of Forest Hill as an upscale residential community that remained a separate municipality from its incorporation as a village in 1923 until annexation by the City of Toronto in 1967. The group contributes contextually to the character of Lonsdale Road where, directly east, Grace Church-on-the-Hill (known as 350 Russell Hill Road), Bishop Strachan School (#298 Lonsdale), and Upper Canada College (#200 Lonsdale) are institutional landmarks that are recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the 310 Lonsdale Road Apartments related to the building's design, associative and contextual value as a good example of an early 20th century apartment building with Period Revival features that contributes to the character of the neighbourhood are found on the exterior walls and roofline. Extending three stories above a raised base with window openings, the structure features a long rectangular plan. The narrow south end facing Lonsdale Road has a hip roof with extended eaves. Clad with red brick, stone is applied for the detailing and red sandstone for the window lintels in the upper floor. Roughly textured string courses extend across the principal (south) façade and link the window heads and sills. The main entrance is centered in the main storey where it is protected by a porch (the entry and porch have been altered). On the south façade, the bay windows in the outer bays have the flat-headed window openings that retain the original four-over-one pattern of the window sash.



311 Lonsdale Road Apartments

Description

The property at 311 Lonsdale Road is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the south side of Lonsdale Road, east of Spadina Road, the apartment house was first recorded in the tax assessment rolls and city directories in 1926 following the issuance of a building permit to B. A. Snow, who developed several of the apartment complexes along the block.

Statement of Cultural Heritage Value

The 311 Lonsdale Road Apartments have design value as an example of an early 20th century apartment house with Period Revival detailing. One of the most popular architectural styles from this era, Period Revival designs were inspired by medieval and Classical precedents. The three-storey bay windows are elements of the style that are found on the 311 Lonsdale Road Apartments. Although the structure was altered in 1952, it contributes to the group of apartment complexes along the street.

The apartment house is part of the series of 14 neighbouring properties with apartment buildings that line both sides of Lonsdale Road, east of Spadina Road. As a group, the apartment complexes reflect the historical development of Forest Hill as an upscale residential community that remained a separate municipality from its incorporation as a village in 1923 until annexation by the City of Toronto in 1967. The group contributes contextually to the character of Lonsdale Road where, directly east, Grace Church-on-the-Hill (known as 350 Russell Hill Road), Bishop Strachan School (#298 Lonsdale), and Upper Canada College (#200 Lonsdale) are institutional landmarks that are recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the 311 Lonsdale Road Apartments related to its design, associative and contextual value as a good example of an early 20th century apartment house with Period Revival features that contributes to the character of the neighbourhood are found on the exterior walls and roofline. Extending three stories above a raised base with window openings, the structure is clad with brown brick and trimmed with brick, stone and wood. The long rectangular plan is oriented with the narrow north wall facing Lonsdale Road where a cornice and brick parapet mark the end of the roof. The principal (north) façade is divided into three parts with bay windows in the outer bays that display flat-headed window openings with brick flat arches and stone sills. The centre section of the wall has been altered with the addition of a projecting wing that contains the main entrance to the building. The wing features a flat roof with projecting eaves and flat-headed window openings that complement those on the main body of the structure. The side elevations (east and west), which are visible from Lonsdale Road, feature angled walls and regularly placed fenestration.



Lonsdale Apartments

Description

The property at 312 Lonsdale Road is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the north side of Lonsdale Road, east of Spadina Road, the 3½-storey apartment house was built following the issuance of a building permit in 1927, and first recorded on the tax assessment rolls in September 1928 when it was owned by Israel Cohen.

Statement of Cultural Heritage Value

The Lonsdale Apartments have design value as an example of early 20th century apartment house with Period Revival detailing. As one of the most popular architectural styles from this era, Period Revival designs drew inspiration from medieval and Classical precedents. The Lonsdale Apartments feature Tudor Revival detailing, with wood strapwork decorating the paired gables.

The apartment complex at 312 Lonsdale Road is historically associated with the practice of Toronto architects Kaplan and Sprachman. During a partnership that lasted from 1921 to 1965, Kaplan and Sprachman were noted for the breadth of the commissions they accepted across Canada, including hospitals, schools and synagogues, as well as residential, commercial and industrial buildings. The firm was noted for their designs of more than 100 movie theatres, including the Eglinton Theatre (1936) at 400 Eglinton Avenue West, which is recognized as a National Historic Site by the federal government. In Toronto, Kaplan and Sprachman designed the Parkway Court Apartments (1930) at 480 Oriole Parkway, which is designated under Part IV of the Ontario Heritage Act.

The property at 312 Lonsdale Road is part of the series of 14 neighbouring properties with apartment houses that line both sides of Lonsdale Road, east of Spadina Road. As a group, the apartment complexes reflect the historical development of Forest Hill as an

upscale residential community that remained a separate municipality from its incorporation as a village in 1923 until annexation by the City of Toronto in 1967. The group contributes contextually to the character of Lonsdale Road where, directly east, Grace Church-on-the-Hill (known as 350 Russell Hill Road), Bishop Strachan School (#298 Lonsdale), and Upper Canada College (#200 Lonsdale) are institutional landmarks that are recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the Lonsdale Apartments related to their design and contextual value as a good example of Period Revival styling that contributes to the character of the neighbourhood are found on the exterior walls and roofline. Rising three stories above a base with window openings and brick banding, the structure features a long rectangular plan with a hipped roof on the narrow (south) end facing Lonsdale Road. The principal (south) façade is clad with red brick (the brick has been painted) with stucco cladding and wood trim in the upper storey. Centered on the south wall, the main entrance is set in a Tudor-arched surround that contains a door with a leaded glass insert and narrow sidelights. The entry is protected by a gable roofed porch with extended eaves and strapwork. A flat-headed opening with a round arch and a double window is placed above the entry while, in the upper floor, French doors with a flat multi-paned transom lead to a balcony supported on brackets. On either side of the entry, the bay windows incorporating tripartite flat-headed windows with lintels and sills are surmounted by gabled jetties with strapwork. The bay windows and decorative detailing continue on the first (south) bay of the side elevations (east and west).



#313 Lonsdale (left) & #315 Lonsdale (right)

Courtyard at #313 and 315 Lonsdale

Manor Court Apartments

Description

The properties at 313 and 315 Lonsdale Road are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value. Located on the south side of Lonsdale Road, east of Spadina Road, the pair of apartment houses was constructed following the issuance of a building permit in November 1927 and first recorded on the tax assessment rolls in September 1928. Bronte Daynon commissioned Toronto architect J. C. Hedges to prepare the plans for the complex.

Statement of Cultural Heritage Value

The Manor Court Apartments have design value as excellent examples of an early 20th century apartment complex with Period Revival detailing. As one of the most popular architectural styles from this era, Period Revival designs drew inspiration from medieval and Classical precedents. The apartment complex at 313 and 315 Lonsdale Road is distinguished by the placement of the buildings to create an open courtyard, and the Tudor Revival detailing identified by wood strapwork, bay windows and oversized chimneys.

The Manor Court Apartments are at the centre of the series of 14 neighbouring properties with apartment houses that line both sides of Lonsdale Road, east of Spadina Road. As a group, the apartment complexes reflect the historical development of Forest Hill as an upscale residential community that remained a separate municipality from its incorporation as a village in 1923 until annexation by the City of Toronto in 1967. The group contributes contextually to the character of Lonsdale Road where, directly east, Grace Church-on-the-Hill (known as 350 Russell Hill Road), Bishop Strachan School (#298 Lonsdale), and Upper Canada College (#200 Lonsdale) are institutional landmarks that are recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the Manor Court Apartments related to their design, associative and contextual value as excellent examples of early 20th century apartment houses with Tudor Revival detailing that contribute to the character of the neighbourhood are found on the exterior walls and roofs. The L-shaped structure at #313 and the smaller rectangular-shaped building at #315 are oriented to create an open courtyard. Extending three stories above raised bases with window openings, the structures are clad with red brick and trimmed with brick, stone, stucco and wood. The buildings are covered by steeply-pitched cross-gable roofs where large brick chimneys at the north ends have multiple stacks, buttresses with stone caps, and decorative stone crests. The upper storey of each structure is clad with stucco and embellished with wood strapwork. All of the walls have flat-headed window openings, some containing double or tripartite windows with leaded glass. The main entrances to the apartment houses are placed on the walls facing the courtyard, where stone surrounds with parapets, twisted columns, quoins and nameplates reading “Manor Court” contain wood doors and sidelights. The stairhall windows above the entries have stone surrounds with quoins and corbelled sills, while oriel windows with gabled hoods and sills with brackets are placed in the third stories. Adjoining the entries, three-storey bay windows have stone surrounds with quoins. The stucco cladding, cross-gables and decorative detailing continue on the east elevation of #313 and the west wall of #315.



Forest Hill Apartments

Description

The property at 314 Lonsdale Road is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the north side of Lonsdale Road between Russell Hill Road (east) and Spadina Road (west), the 3½-storey apartment house was constructed after a building permit was issued in July 1927. The owner of the site, A. R. Murphy, commissioned the building, along with the neighbouring apartment house at 316 Lonsdale Road. Both complexes were named “Forest Hill Apartments” and designed by Toronto architect V. L. Morgan.

Statement of Cultural Heritage Value

The Forest Hill Apartments at 314 Lonsdale Road have design value as an example of an early 20th century apartment house with Period Revival detailing. Inspired by medieval and Classical precedents, Period Revival designs were among the most popular employed for residential buildings during this era. The influence is visible in the bay windows, while the treatment of the centre bay is described on the original drawings as “Venetian.”

Located at 314 Lonsdale Road, the Forest Hill Apartments are part of the series of 14 neighbouring properties with apartment houses that line both sides of Lonsdale Road, east of Spadina Road. As a group, the apartment complexes reflect the historical development of Forest Hill as an upscale residential community that remained a separate municipality from its incorporation as a village in 1923 until annexation by the City of Toronto in 1967. The group contributes contextually to the character of Lonsdale Road where, directly east, Grace Church-on-the-Hill (known as 350 Russell Hill Road), Bishop Strachan School (#298 Lonsdale), and Upper Canada College (#200 Lonsdale) are institutional landmarks that are recognized on the City’s heritage inventory.

Heritage Attributes

The heritage attributes of the Forest Hill Apartments at 314 Lonsdale Road related to its design, associative and contextual value as a well-crafted example of the Period Revival style that contributes to the neighbourhood are found on the exterior walls and roof. The structure extends three stories above a raised base with window openings, brick banding and a cornice. A stepped parapet marks the south end of the roof. The brown brick cladding is embellished with stone and brick trim. The principal (south) façade is dominated by the central frontispiece with a monumental three-storey arch incorporating a roundel. At its base, the main entrance has a panelled door and sidelights in a decorative surround with twisted columns, panels and a nameplate reading “Forest Hill Apartments.” From bottom to top, the arch incorporates flat-headed windows, French doors with flat transoms (second floor) and fanlights (third floor), and balconies with ironwork in the upper two stories. On either side of the arch, bay windows with crenelles incorporate narrow flat-headed windows with continuous lintels and sills that retain the pattern of the original six-over-one sash.



Forest Hill Apartments

Description

The property at 316 Lonsdale Road is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the north side of Lonsdale Road between Russell Hill Road (east) and Spadina Road (west), the 3½-storey apartment house was constructed after a building permit was issued in February 1927. The owner of the site, A. R. Murphy, commissioned the building, along with the neighbouring apartment house at 314 Lonsdale Road. Both complexes were named “Forest Hill Apartments” and designed by Toronto architect V. L. Morgan.

Statement of Cultural Heritage Value

The Forest Hill Apartments at 316 Lonsdale Road have design value as an example of an early 20th century apartment house with Period Revival features. Drawing inspiration from medieval and Classical precedents, the Period Revival style was popular for residential designs during this era. For this design, the architect combined stucco, quoins and exposed rafters from the Tudor period with round-arches and decorative finishes associated with Classical architecture.

The apartment building at 316 Lonsdale Road is part of the series of 14 neighbouring properties with apartment houses that line both sides of Lonsdale Road, east of Spadina Road. As a group, the apartment complexes reflect the historical development of Forest Hill as an upscale residential community that remained a separate municipality from its incorporation as a village in 1923 until annexation by the City of Toronto in 1967. The group contributes contextually to the character of Lonsdale Road where, directly east, Grace Church-on-the-Hill (known as 350 Russell Hill Road), Bishop Strachan School (#298 Lonsdale), and Upper Canada College (#200 Lonsdale) are institutional landmarks that are recognized on the City’s heritage inventory.

Heritage Attributes

The heritage attributes of the Forest Hill Apartments at 316 Lonsdale Road related to the building's design, associative and contextual value as a well-crafted example of the Period Revival style that contributes to the character of the neighbourhood are found on the exterior walls and roofline. Extending three stories above a raised base with window openings, the building is clad with red brick and trimmed with brick, stone and stucco. At the south end facing Lonsdale Road, the hip roof has extended eaves with exposed rafters. The main entrance is centrally placed at the base of the principal (south) façade. A single-storey enclosed porch with lancet windows on the side walls protects the entry. A wood door with glazed inserts is entered through an opening with a stone surround and a nameplate reading "Forest Hill Apartments." Above the entry, a trio of flat-headed openings have stone trim while, in the upper floor, a large stairhall window has a surround with quoins and an entablature with brackets. In the outer bays, two-storey round-arched surrounds contain flat-headed window openings with stone lintels and sills in the first storey, with round-arched window openings with hood moulds above, and stone crests between the arches. Faced with stucco, the upper storey is set back above a stone cornice. Flat-headed window openings display brick surrounds and stone imposts. The side elevations (east and west) have three-storey bay windows with wood and stucco detailing, and diminutive segmental-arched window openings.



#317 Lonsdale



#319 Lonsdale

317 and 319 Lonsdale Road Apartments

Description

The properties at 317 and 319 Lonsdale Road are worthy of inclusion on the City of Toronto Inventory of Heritage Properties for their cultural heritage value. Located on the north side of Lonsdale Road between Russell Hill Road (east) and Spadina Road (west), the pair of three-storey apartment houses were completed for B. A. Snow by the time the tax assessment rolls were recorded in September 1928. A building permit identifying the architect was not found. However, Toronto architect W. C. Charters designed the similar buildings at 306 and 308 Lonsdale Road for the same client, suggesting that he may have received this commission as well.

Statement of Cultural Heritage Value

The 317 and 319 Lonsdale Road Apartments have design value as examples of early 20th century apartment houses with Period Revival detailing. As one of the most popular architectural styles from this era, Period Revival designs drew inspiration from medieval and Classical precedents. The 317 and 319 Lonsdale Road Apartments are distinguished by their three-storey bay windows with crenellated roofs, and complement the similar apartment houses at 306 and 308 Lonsdale Road at the opposite end of the group.

The pair of apartment buildings is part of the series of 14 neighbouring properties with apartment houses that line both sides of Lonsdale Road, east of Spadina Road. As a group, the apartment complexes reflect the historical development of Forest Hill as an upscale residential community that remained a separate municipality from its incorporation as a village in 1923 until annexation by the City of Toronto in 1967. The group contributes contextually to the character of Lonsdale Road where, directly east, Grace Church-on-the-Hill (known as 350 Russell Hill Road), Bishop Strachan School (#298 Lonsdale), and Upper Canada College (#200 Lonsdale) are institutional landmarks that are recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the 317 and 319 Lonsdale Road Apartments that contribute to their design, associative and contextual value as good examples of early 20th century apartments houses with Period Revival design features that contribute to the character of the neighbourhood are found on the exterior walls and roofline. Extending two stories above raised bases with window openings, the near-identical structures are covered by hipped roofs, with a tall brick chimney on the west end of #317. With T-shaped plans, the structures are clad with red brick and trimmed with brick and precast stone. The principal (south) facades are symmetrically organized with the main entrances raised in the centre of the walls. Protected by a porch with a stepped parapet and coping, each entry has a wood door with glazing and sidelights in a Tudor-arched stone surround with quoins. A large flat-headed window opening with a stone surround is placed above each entrance. Three-storey bay windows with flat-headed window openings, stone lintels and sills and crenellated roofs flank the entries. The side elevations (east and west) display segmental-arched window openings with brick voussoirs and sills.



320 Lonsdale Road Apartments

Description

The property at 320 Lonsdale Road is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the north side of Lonsdale Road between Russell Hill Road (east) and Spadina Road (west), the 3½-storey apartment house was first recorded in the tax assessment rolls in April 1931 following the issuance of a building permit in November 1930. The Lonsdale Construction Company commissioned architect V. L. Morgan, designer of the neighbouring Forest Hill Apartments at 314 and 316 Lonsdale Road, to prepare the plans for the building.

Statement of Cultural Heritage Value

The 320 Lonsdale Road Apartments have design value as a well-crafted example of an early 20th century apartment house with Neo-Gothic features. The stylized finials on the south ends of the roofline and the entrance porch are suggestive of Art Deco influences.

The property at 320 Lonsdale Road forms part of the series of 14 neighbouring properties with apartment houses that line both sides of Lonsdale Road, east of Spadina Road. As a group, the apartment complexes reflect the historical development of Forest Hill as an upscale residential community that remained a separate municipality from its incorporation as a village in 1923 until annexation by the City of Toronto in 1967. The group contributes contextually to the character of Lonsdale Road where, directly east, Grace Church-on-the-Hill (known as 350 Russell Hill Road), Bishop Strachan School (#298 Lonsdale), and Upper Canada College (#200 Lonsdale) are institutional landmarks that are recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the 320 Lonsdale Road Apartments related to the building's design, associative and contextual value as a well-crafted example of Neo-Gothic styling with Art Deco influences that contributes to the neighbourhood are found on the exterior walls and roof. Above a stone base, the building is clad with two-tone buff brick that is laid in a distinctive herringbone pattern on the principal (south) façade and banding in the first floor. Featuring an I-shaped plan with indentations on the east and west elevations, the four-storey structure is covered by a flat roof with coping, a stepped parapet on the south end, and stylized finials on the corners of the south wall. The principal (south) façade is divided into three bays, and a stone cornice extends above the first floor. The main entrance is centrally placed in a flat-headed porch with a parapet and openings in the side walls. A stone surround containing the entry has stylized finials (the doors and sidelights are not original). Above the entry, the wall is recessed within a segmental-arched opening with a stone surround, quoins and a keystone. Large flat-headed window openings with brick flat arches and stone imposts and sills are placed in each floor. Bay windows with quoins flank the entry, while the outer bays have flat-headed window openings with brick flat arches and continuous stone sills. The side elevations (east and west) display regularly placed fenestration.



Killarney Apartments

Description

The property at 321 Lonsdale Road is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the south side of Lonsdale Road between Russell Hill Road (east) and Spadina Road (west), the 3½-storey apartment house was first listed in the City Directories in 1917. After the Village of Forest Hill was incorporated in 1923, the inaugural tax assessment rolls (dated February 1925) record Robert J. McCombe as the owner of the Killarney Apartments.

Statement of Cultural Heritage Value

The Killarney Apartments have design value as an example of an early 20th century apartment house with detailing associated with Edwardian Classicism. The style was introduced in the early 20th century and identified by symmetry and restrained Classical detailing.

The apartment building is located near the west end of the series of 14 neighbouring properties with apartment houses that line both sides of Lonsdale Road, east of Spadina Road. As a group, the apartment complexes reflect the historical development of Forest Hill as an upscale residential community that remained a separate municipality from its incorporation as a village in 1923 until annexation by the City of Toronto in 1967. The group contributes contextually to the character of Lonsdale Road where, directly east, Grace Church-on-the-Hill (known as 350 Russell Hill Road), Bishop Strachan School (#298 Lonsdale), and Upper Canada College (#200 Lonsdale) are institutional landmarks that are recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the Killarney Apartments related to the building's design, associative and contextual value as a good example of an early 20th century apartment complex with features of Edwardian Classicism that contributes to the character of the neighbourhood are found on the exterior walls and roofline. Clad with mottled buff brick and trimmed with brick, stone and wood, the structure extends three stories above a raised base with window openings. A brick parapet marks the north end of the roof. Centered on the principal (north) façade, the main entrance is protected by a single flat-roofed porch with sidelights and a balcony (the doors have been replaced). Above the entry, each storey contains a flat-headed window opening with stone lintels and sills. Similarly detailed window openings mark the bay windows in the outer bays, while the upper floor has wood cladding. Extended eaves and exposed rafters mark the roofs of the bay windows. Wood-clad bay windows mark the side elevations (east and west).



Dunvegan Court Apartments

Description

The property at 323 Lonsdale Road is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the south side of Lonsdale Road between Russell Hill Road (east) and Spadina Road (west), the 3½-storey apartment house was completed by April 1930 according to the tax assessment rolls when it was owned by the Lonsdale Spadina Company.

Statement of Cultural Heritage Value

The Dunvegan Court Apartments have design value as a good example of an early 20th century apartment house with Period Revival detailing. As one of the most popular architectural styles from this era that drew inspiration from medieval and Classical precedents, the Period Revival design of the apartment complex is reflected in the oriel windows, decorative quoins and extended eaves with exposed rafters.

The property at 323 Lonsdale Road is part of the series of 14 neighbouring properties with apartment houses that line both sides of Lonsdale Road, east of Spadina Road. As a group, the apartment complexes reflect the historical development of Forest Hill as an upscale residential community that remained a separate municipality from its incorporation as a village in 1923 until annexation by the City of Toronto in 1967. The group contributes contextually to the character of Lonsdale Road where, directly east, Grace Church-on-the-Hill (known as 350 Russell Hill Road), Bishop Strachan School (#298 Lonsdale), and Upper Canada College (#200 Lonsdale) are institutional landmarks that are recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the Dunvegan Court Apartments related to the building's design, associative and contextual value as an early 20th century apartment house that contributes to the character of Forest Hill are found on the exterior walls and roofline. The structure rises three stories above a base with window openings that is clad with stone on the north facade and portions of the east and west elevations. The walls are faced with red brick, with brick, stone and wood detailing. The north end of the roof has a brick parapet with stone detailing and a cornice. On the principal (north) façade, quoins organize the wall into three bays. The main entrance is centered in the first storey where a wood door with glazing and sidelights is set in a stone-clad surround with twisted columns and a keystone. Above the entry, the stairhall is marked by a two-storey oriel window with wood trim. In the outer bays, large flat-headed window openings are set in stone surrounds with quoins. The first (north) bay of the side elevations (east and west) displays stone-trimmed window openings, quoins and brick panels with stone imposts.